

18/8 Ogilvie Terrace Edinburgh EH11 1NR

Offers Over £225,000

- Charming one bedroomed tenement flat
- Lounge with views over Harrison park
- Dining/kitchen
- Double bedroom
- Bathroom with three piece suite
- Gas central heating & Double glazing
- Communal gardens
- Residents permit parking

Council Tax Band: C

Tenure: Freehold



Top Floor Flat

Blair Cadell are delighted to present this charming one-bedroom tenement flat in the heart of Shandon. This delightful property retains many beautiful original features. Located a stones throw away from local amenities and enviably located next to the much-loved Harrison Park and Union canal providing tranquillity, nature and green space right on your doorstep. This property will make the perfect home for first-time buyers or young professionals. Viewing is highly recommended to appreciate its potential.

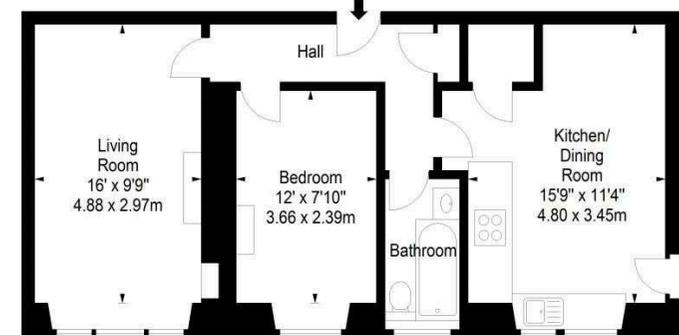
Watch the seasons change as you look out on the trees in Harrison Park. Wake up to birds singing in the early morning. Take short or longer walks in Nature right from the door including along the towpath and the Craiglockhart Nature Reserve with lots of water fowl and on to Happy Valley. A spacious hallway leads into a bright lounge, showcasing beautiful period features such as ornate cornicing, a decorative fireplace creating a welcoming and elegant living space, triple windows offer fantastic views over Harrison Park and towards the pretty Polwarth Parish Church. Ideal for hosting, the kitchen/diner is fitted with a range of floor units, a large dresser probably original, an electric cooker, and a useful pantry for additional storage. Peacefully positioned, the double bedroom offers a quiet retreat with natural light and a restful atmosphere. The bathroom is fitted with a three-piece and an electric shower over the bath. Additional benefits include gas central heating, a well-maintained communal garden, and permit-based on-street parking for residents. **Please note:** no warranties are given for the systems.

Shandon is a highly sought-after area, located just 1.5 miles from Edinburgh city centre and well-served by frequent bus routes. Haymarket station is a short bus ride or 30-minute walk providing easy access to train services and trams including those to the airport and there is a range of excellent cycle routes connecting the city. The city bypass is a short drive away, offering easy access to Edinburgh International Airport and key motorway networks including the M8, M9, and M90. The area is renowned for its excellent schools, both public and private, such as Craiglockhart Primary, and George Watson's College whilst Heriot Watt and Napier University are both within easy reach. Local shopping amenities include Edinburgh West Retail Park, along with 24-hour ASDA, Sainsbury's, Lidl, and Aldi. For recreation, residents can enjoy the nearby Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex, which offers dining, a cinema, and a Nuffield Health Centre

Viewing By appointment 0131 337 1800



Ogilvie Terrace, EH11 1NR
Approx. Gross Internal Area
604 Sq Ft - 56.11 Sq M



Third Floor

For identification only. Not to scale.
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