

**65, Flat 7 Harrison Road
Edinburgh EH11 1EQ**

Offers Over £325,000

- Stunning open plan living/kitchen/dining room with open outlook over Harrison Park
- Kitchen fitted with a range of floor and wall mounted units, induction hob, electric oven, boiling water tap and integrated appliances
- Electric Velux skylight
- Two double bedrooms
- Bathroom fitted with three-piece suite and rainwater shower over bath
- Utility cupboard
- Gas central heating and double glazing throughout
- Well kept communal drying green
- Residents permit parking
- Views of Edinburgh Castle, Donaldson's & Pentland Hill's
- Current Airbnb license approved



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EPC D



Top Floor Flat

Blair Cadell are delighted to bring to market this uniquely stylish two bedroom Victorian tenement flat in the heart of Shandon. Finished to outstanding standards throughout with every detail thought off, the property is in true turn-key condition and viewings are a must.

The accommodation comprises a stunning open-plan living/kitchen/dining room fitted with herringbone flooring throughout and bathed in natural light from an electric skylight. The living/dining area has beautiful ornate cornicing, a bay window overlooking the park and a lovely open working fireplace, making it the perfect place to relax with friends and family. There is a sleek, modern kitchen fitted with a range of floor and wall-mounted units, an induction hob and electric oven, a boiling water tap and integrated appliances. There are two double bedrooms to the rear of the property, with one benefiting from built-in wardrobes offering plenty of useful storage space and both featuring far-reaching views across the city of Edinburgh Castle and Donaldsons. The bathroom has a three-piece suite with a rainwater shower over the bath and a vanity unit. The hallway has a useful utility cupboard with white goods included, an extractor fan, built-in storage space and a shoe rack. There is gas central heating and double glazing throughout for maximum efficiency, a well-kept drying green to the rear of the property, and on-street permit parking, which is readily available.

Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools that include the popular Craiglockhart Primary and George Watsons College. Shopping can be found at the Edinburgh West Retail Park, a 24 Hr ASDA, Sainsbury's superstore plus Lidl and Aldi stores. The area boasts a wide variety of recreational facilities that include Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre and Fountain Park Leisure Complex which has a range of restaurants, cinema and a Nuffield health centre as well.

Viewing by appointment on 0131 337 1800

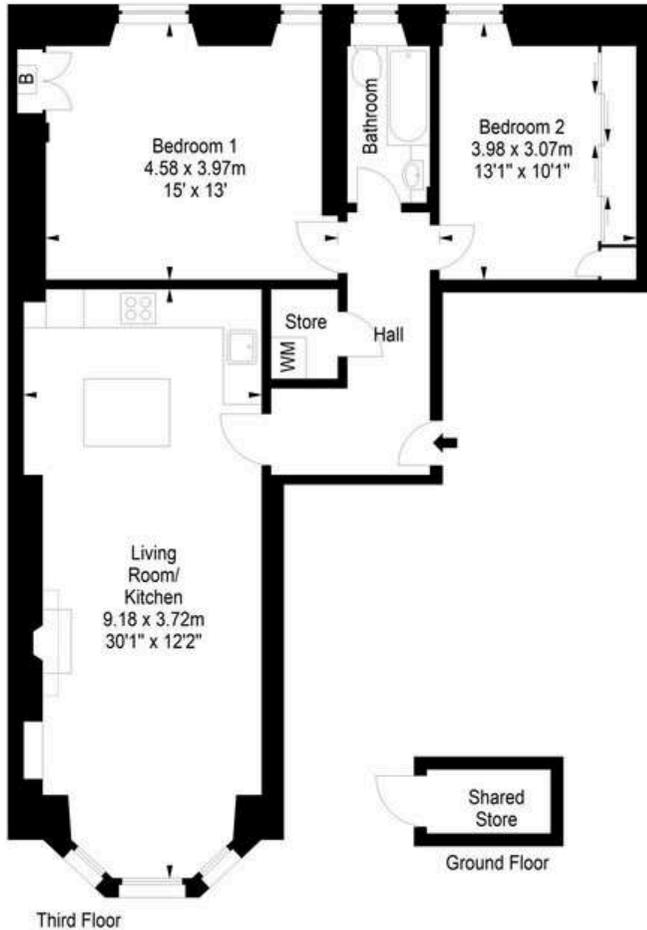




Harrison Road, EH11 1EQ



Approx. Gross Internal Area
76.83 Sq M - 827 Sq Ft
Shared Store
Approx. Gross Internal Area
1.95 Sq M - 21 Sq Ft
For identification only. Not to scale.
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