



GILSON GRAY

LAW • PROPERTY • FINANCE

4 LAUREL TERRACE

Shandon, Edinburgh, EH11 1NY



Situated in Shandon, within the prestigious Shandon Flower Colonies Conservation Area, this ground-floor Victorian flat forms part of a traditional Victorian terraced colony. The villa offers two bedrooms, a spacious reception room, a kitchen, a shower room, and a separate WC. Presented in move-in condition, it features modern fixtures and fittings, tasteful decor, and charming period features. The property also boasts its own private garden and is ideally located near a variety of shops, supermarkets and a selection of restaurants and bars. The property is well placed for schooling of good repute including Craiglockhart Primary. Easy access can be gained to transport links across the city, and scenic open spaces including The Pentland hills, Harrison Park, Union canal tow path and numerous cycle paths throughout the city. Extras: All white goods, integrated kitchen appliances, including an oven, hob, and extractor hood and the blinds are included in the sale. Please note that no warranties or guarantees are provided for these appliances.



FEATURES

- Main-door ground-floor flat in Shandon
- Part of a handsome, traditional building
- Entrance vestibule and hall with built-in storage
- Bay-fronted living/dining room with fireplace, cornicing, and a ceiling rose
- Modern fitted kitchen
- Bright and spacious double bedroom
- Single bedroom/study space
- Attractive, contemporary shower room
- Separate two-piece WC
- Low-maintenance front garden
- Controlled on-street parking (Zone S4)







"THE FLAT IS WELL-
PRESENTED WITH
ATTRACTIVE, MODERN
INTERIORS AND A WEALTH
OF PERIOD FEATURES."





EPC RATING:



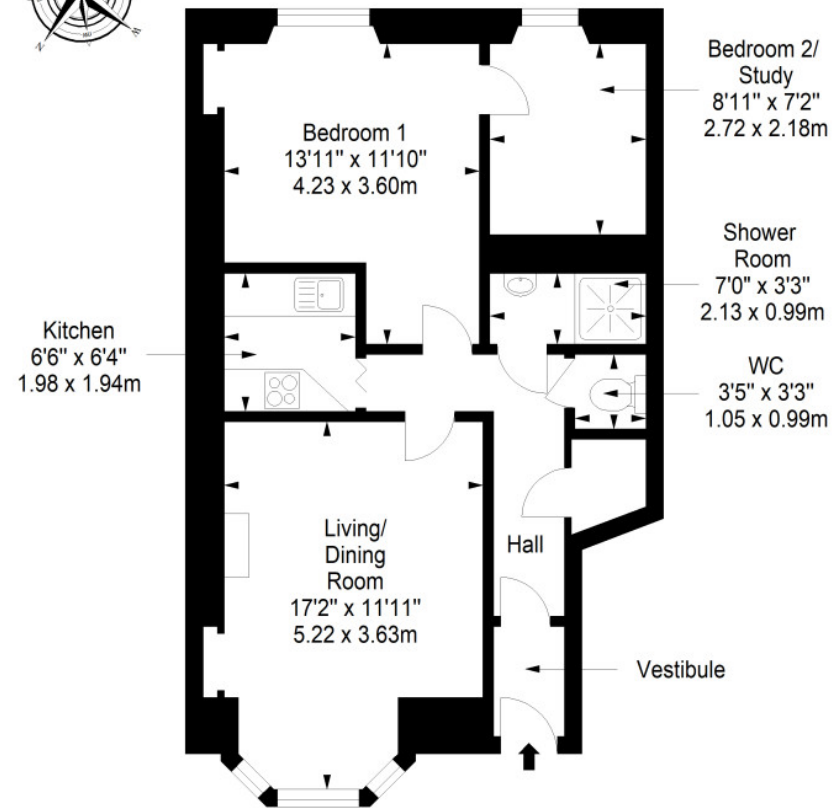
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Ground Floor

Approx. 57.5 sq. metres (618.9 sq. feet)



Total area: approx. 57.5 sq. metres (618.9 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
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0131 516 5366



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0141 530 2021



EAST LOTHIAN

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EH39 4AG
01620 893 481



DUNDEE

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DD1 1QN
01382 201 000



BORDERS

01890 880 008



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