



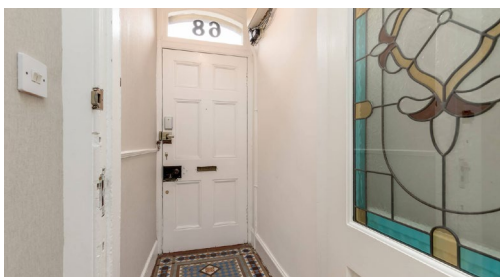
68 Hazelbank Terrace,
Shandon, Edinburgh, EH11 1SL

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule.
- Reception hall with storage.
- Attractive bay windowed living room with feature fireplace.
- Superb dining kitchen with appliances.
- Well-presented & good-sized double bedroom.
- Utility room with access to rear garden.
- Shower room located to rear.
- Gas Central heating.
- Original features
- Generous & easily maintained garden to front.
- Paved garden at rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A fabulous end-of-terrace lower villa situated in the sought-after Shandon district of the city, within the Shandon colonies, a short journey to west of Edinburgh City Centre. There is an excellent range of local amenities close by and the property would be suitable for a wide range of buyers including a professional person, young couple, or somebody downsizing and looking to stay within the area. The property is brought to the marketplace in move-in condition.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

D.
APPROXIMATELY 1.3 MILES TO HAYMARKET TRAIN STATION.
APPROXIMATELY 7.6 MILES TO EDINBURGH AIRPORT.
WITHIN 100 METRES.

LOCATION

Shandon is an ever popular area with the beautiful green expanse of Harrison Park close by, where the locals can meet up to enjoy the gardens, children's play areas, football pitches and tree lined walkways. The Park is bordered by the picturesque Union Canal, which is a popular walking or cycling route into the City Centre. Local shops in the vicinity include Margiotta's Food and Wine store and Lidl, plus a Sainsbury's Superstore and Aldi in neighbouring Gorgie. Leisure wise the choice is excellent and includes a number of bars and restaurants with cinema, gym and bowling alley to be found at nearby Fountain Park Leisure Complex, and further shops, bars and restaurants just a short walk away in Bruntsfield and Morningside. All the city centre attractions can be easily reached by way of regular bus services. The city bypass is within easy reach, with access to Edinburgh International Airport and the M8/M9/ M90 motorways. Haymarket railway station is a short journey away, and Waverley railway station is easily accessed by bus.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, SOME LIGHT FITTINGS, WINDOW BLINDS, CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED FRIDGE/FREEZER, DISHWASHER, WASHER/DRYER, COOKER HOOD AND THE FREESTANDING RANGE COOKER. THE GARDEN SHED IN THE REAR GARDEN WILL ALSO BE INCLUDED WITHIN THE FOR-SALE PRICE.



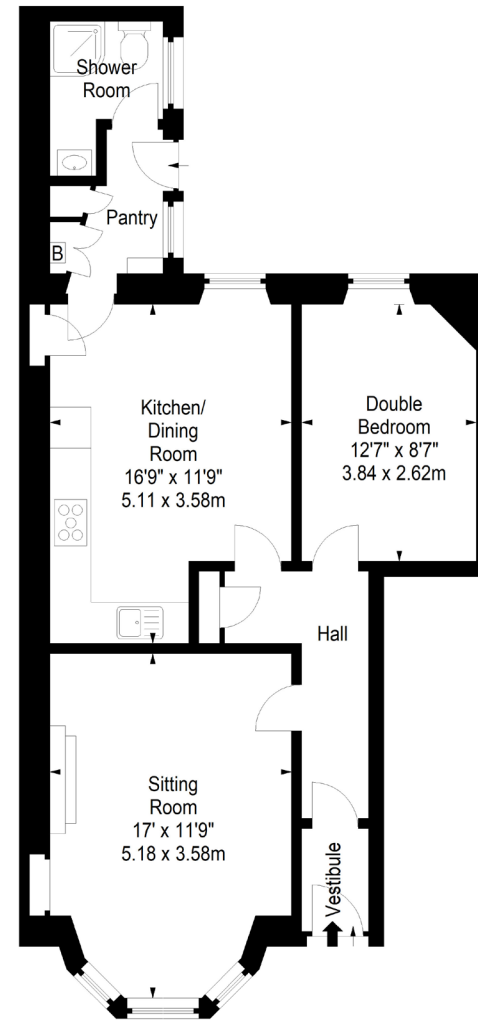


**ENERGY PERFORMANCE
CERTIFICATE RATING C**

**Hazelbank Terrace,
Edinburgh,
Midlothian, EH11 1SL**



Approx. Gross Internal Area
645 Sq Ft - 59.92 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.