



32/5 Harrison Gardens
Edinburgh, EH11 1SG

deans 
Solicitors & Estate Agents LLP



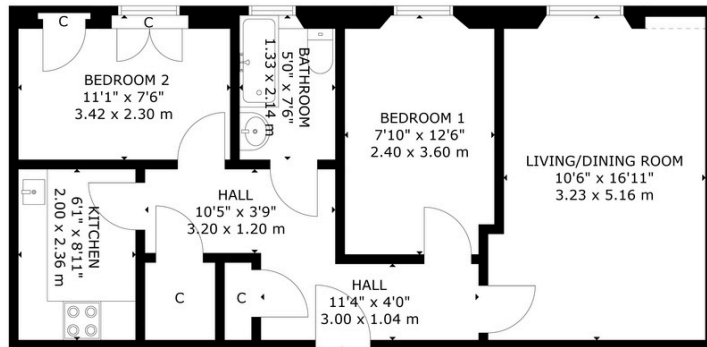
SECOND FLOOR FLAT

- Living / Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Shared Rear Garden
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating -C



A bright and well-proportioned two-bedroom second-floor flat, forming part of a traditional tenement in the ever-popular Shandon area of Edinburgh. This attractive property offers well-balanced accommodation and is ideally suited to first-time buyers, professionals, or investors. Shandon is a highly regarded residential district located to the west of the city centre, offering an excellent range of local amenities, reputable schooling, and access to green spaces such as Harrison Park and the Union Canal walkway. There are superb public transport links nearby, with regular bus services providing swift access to the city centre and surrounding areas. The accommodation comprises: an entrance hallway with two useful storage cupboards; a spacious living/dining room with a large single sash and case window allowing for plenty of natural light; a modern fitted kitchen with ample wall and base units; one generous double bedroom and a further single bedroom with built-in storage; and a bathroom with a white three-piece suite. Further benefits include gas central heating, double glazing, good storage throughout, and access to a shared rear garden. Permit-holder on-street parking is available in the surrounding area. Included in the sale are the fitted carpets and floor coverings, window blinds, oven, hob, hood, washing machine, fridge, freezer and dishwasher. All appliances are to be sold as seen with no warranty provided.





SECOND FLOOR

32/5 HARRISON GARDENS, EDINBURGH, EH11 1SG
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 607 SQ FT / 56 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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