



13 (2F1) Shandon Street, Edinburgh, EH11 1QH

Attractive two-bedroom second floor flat with two box rooms, garden and views towards to Corstorphine Hill

URQUHARTS
EDINBURGH



DESCRIPTION

13 (2F1) or flat 3 Shandon Street is an attractive and spacious two bedroom second/top floor flat with two box rooms (one currently used as bedroom three), well-maintained communal garden and views towards Corstorphine Hill. Situated in the desirable Shandon area, the location is superb with excellent local amenities and schools and is a convenient distance to the city centre & surrounding areas.

Entrance hall with large storage cupboard; bright south-facing bay windowed living room with gas fireplace and box room / study off; spacious dining room to the rear leading to the fitted kitchen with wall & base units and integrated appliances; two good sized double bedrooms; second box room which is currently used as bedroom three; and a modern bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room. Dining room. Kitchen. Two double bedrooms. Two box rooms (one used as bedroom 3). Bathroom. Attic.

Gas central heating. Mixture of double and single glazing. Well-maintained communal rear garden laid to lawn with mature borders.

LOCATION

Shandon Street is situated in the Shandon Conservation Area, south/south-west of the city centre. Local shops cater for everyday needs with more extensive facilities including a 24-hour Asda, Aldi, and M&S Foodhall at Chesser, and a Sainsbury's at Gorgie Road within close proximity. For recreational activities, Harrison Park is a short distance from the property, as is Craiglockhart Sports Centre and Craiglockhart Hill; the Union Canal is virtually on the doorstep providing easy access for cyclists, walkers, and rowers. Fountain Park Leisure Park offers further entertainment with a Nuffield Health Club, bowling alley, multiplex cinema, bars, and restaurants. The districts of Polwarth, Merchiston, Bruntsfield and Morningside are within approximately 1½ miles of the property and offer a variety of specialist shops, restaurants, and bars. Catchment schools include Craiglockhart Primary, St Cuthbert's RC Primary, Tynecastle High and St Augustine's





RC High School, with private schools such as George Watson's College and George Heriot's School, and University campuses nearby. Regular buses operate to and from the city centre and surrounding areas, and the City Bypass is easily accessible with links to the major motorway network, Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing. Haymarket train station and various tram stops are also within easy reach.

INCLUDED IN SALE

All fitted floor coverings, light fittings, some curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

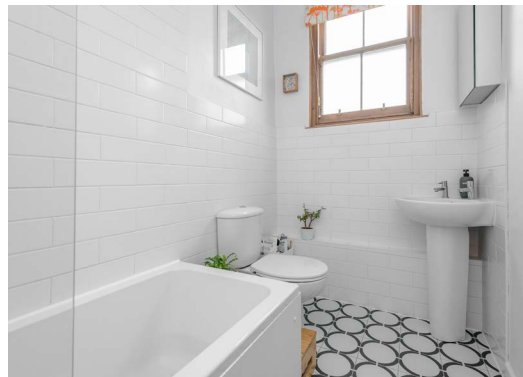
HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **D**

The property has an Energy Rating Category **E**

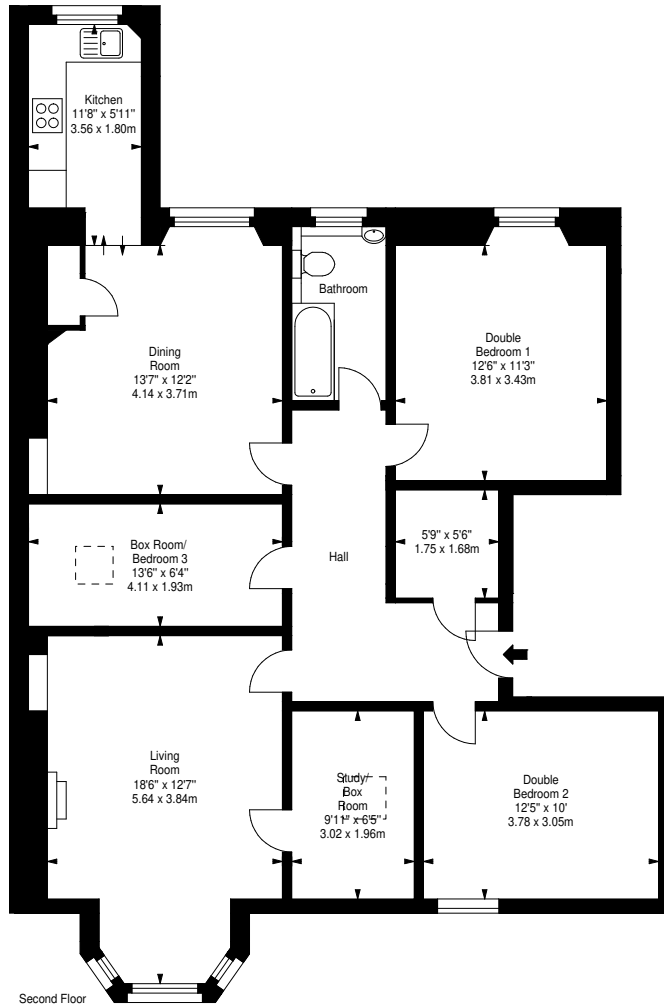
Tenure Freehold



Flat 3,
13 Shandon Street,
Edinburgh,
Midlothian, EH11 1QH



Approx. Gross Internal Area
1128 Sq Ft - 104.79 Sq M
For identification only. Not to scale.
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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

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www.urquharts.co.uk

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