

4 Laurel Terrace, Shandon, Edinburgh, EH11 1NY



Description

Charming traditional lower colony flat enjoying it's own main door access, located in the Shandon Conservation Area conveniently placed for an excellent range of amenities and within easy reach of the city centre. The property offers comfortable living space, ideal for a first time buyer, professional couple or those seeking to downsize and benefits from modern interiors enhanced by desirable period detail.

- Vestibule
- Hallway with good storage
- Bay window living/dining room featuring ornate cornicework, original working shutters and a decorative fireplace forming a lovely focal point
- Fitted kitchen
- Double bedroom with large box room off both having working shutters
- Contemporary shower room
- Gas central heating and double glazing
- Private front garden with original and complete fleur-de-lis cast iron garden fence
- On-street permit parking

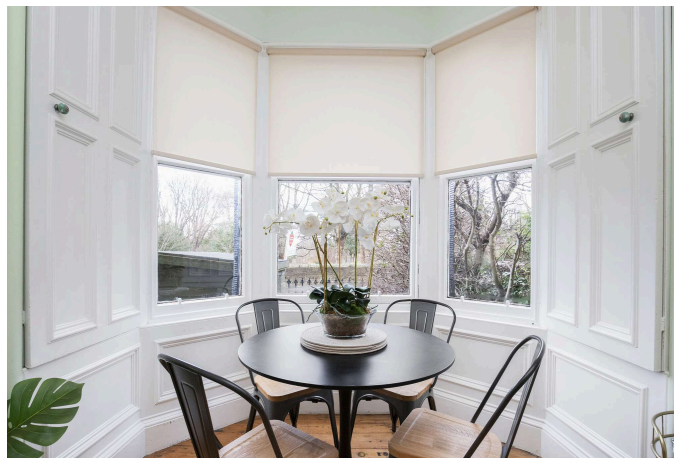
Extras

The blinds, light fittings, electric stove in living room, oven, hob, cooker hood, washer/dryer, fridge, freezer and garden shed are included.

EPC Rating: C

Price and Viewing

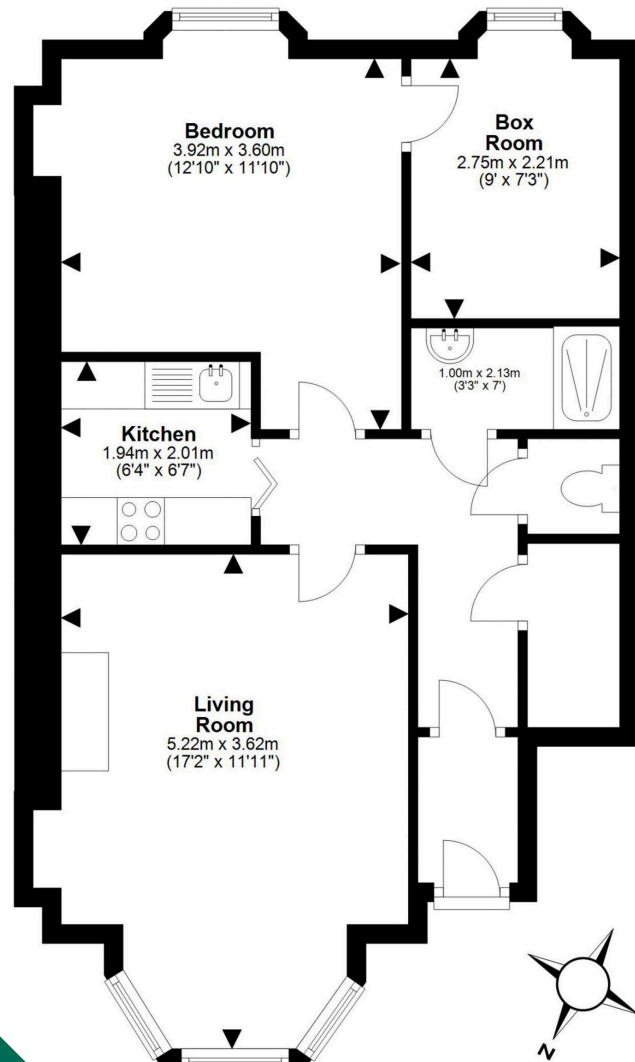
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Lying approximately three miles west of Edinburgh city centre, the popular residential district of Shandon is characterised by its leafy streets, appealing traditional tenements and open green spaces. With no shortage of outdoor pursuits right on their doorstep, residents of Shandon can take a relaxed stroll in tranquil Harrison Park or cycle along picturesque Union Canal into the city centre. Shandon is well served by a range of local amenities, with more extensive shopping facilities in neighbouring Dalry. Furthermore, bustling Morningside Road, with its charming selection of independent retailers and thriving café culture, is just a short walk away. Shandon is located just minutes from the Fountain Park leisure complex, where you will find a multi-screen cinema, bowling alley, gym, various family restaurants, and pubs under one roof. Shandon is within the catchment area for excellent state schools, and the area is also well placed for some of the capital's finest private schools, particularly the Edinburgh Rudolf Steiner School and George Watson's College. Popular with young professionals thanks to its close proximity to the city centre, Shandon enjoys superb public transport links across the capital, as well as swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.





For details of the total internal floor area, please refer to the Home Report.
plan is for illustrative purposes only and should be used as such by a prospective buyer.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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