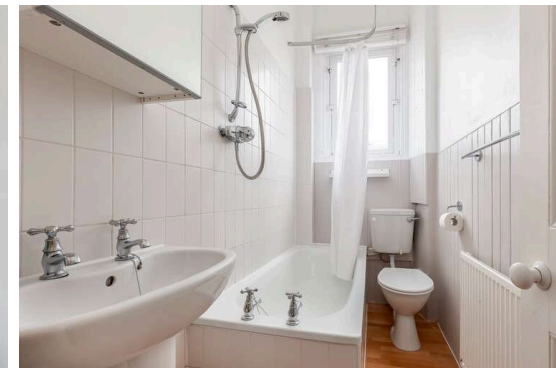
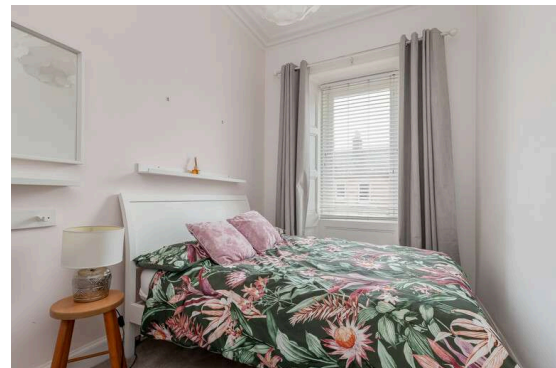


**2, 3f2 Ogilvie Terrace  
Edinburgh EH11 1NR**

**Fixed Price £230,000**

- Fixed Price £10,000 under valuation
- Living room featuring ornate corning and decorative fireplace
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven, white goods included in sale and large pantry cupboard
- Double bedroom
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Drying area
- On-street permit parking





## Top Floor Flat

Blair Cadell are delighted to bring to market this fantastic tenement flat in the heart of Shandon. The property is in turn key condition and would be the perfect property for a first time buyer, young professional or buy to let investor.

The property comprises of an entrance hallway with a useful storage cupboard and laminate wood flooring throughout. A lovely light living room with fantastic features such as ornate cornicing and a decorative fireplace perfect for evening relaxing with friends. Kitchen/dining room fitted with a range of wall and floor mounted units, gas hob and electric oven, a large pantry cupboard and all the appliances included in the sale as well. Bathroom with a three-piece suite and mains shower over the bath. Gas central heating throughout, communal drying area to the rear of the property and on-street permit parking. \*No warranties given for systems or appliances.\*

Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools that include the popular Craiglockhart Primary, Boroughmuir and George Watsons College. Shopping can be found at the Edinburgh West Retail Park, a 24 Hr ASDA, Sainsbury's superstore plus Lidl and Aldi stores. The area boasts a wide variety of recreational facilities that include Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre and Fountain Park Leisure Complex which has a range of restaurants, cinema and a Nuffield health centre as well.

**Viewing by appointment on 0131 337 1800**





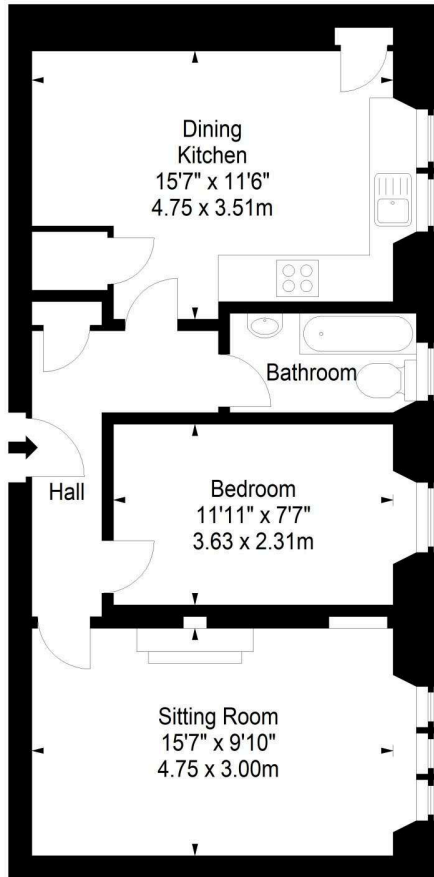




Ogilvie Terrace,  
Edinburgh,  
Midlothian, EH11 1NR



Approx. Gross Internal Area  
557 Sq Ft - 51.75 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Third Floor



Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
Tel: 0131 337 1800  
Fax: 0131 337 1118

DX ED 92, Edinburgh  
E-mail: [property@blaircadell.com](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)

