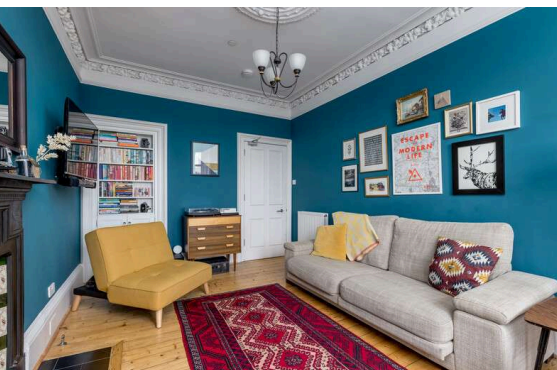


**5/9 Shandon Place
Edinburgh EH11 1QN**

Offers Over £410,000

- Bay window lounge featuring ornate corning, centre rose and decorative fireplace
- Kitchen/diner fitted with a range of floor units, electric hob and oven and white goods included
- Three double bedrooms with two featuring fitted wardrobes
- Large family bathroom with four-piece suite and mains walk in shower featuring rainwater showerhead
- Box room and ample storage
- Gas central heating and double glazing throughout
- Well kept communal gardens
- Residents permit parking



Double Upper Flat

Blair Cadell are delighted to bring to market this immaculate double upper top floor tenement flat in the heart of Shandon. With three double bedrooms and generous living space featuring stunning original features, the property is in turn key condition and must be viewed.

The accomodation comprises of a beautiful bay window lounge featuring original ornate cornicing, centre rose and a stunning working fireplace making it the perfect place to snuggle up on the colder winter nights. Kitchen/dining room ideal for hosting friends and family fitted with a range of floor units, shelving, solid wood work tops, electric hob and oven and white goods which are included in the sale. There are three double bedrooms spread over the two floors with two benefitting from fitted wardrobes and the two on the upper level featuring views to Edinburgh castle. A large bathroom fitted with a four-piece suite with a mains walk in shower featuring a fantastic rainwater showerhead. There is a useful box room that acts as a perfect home office or guest room along with ample storage space spread across the two floors. Gas central heating and double glazing throughout for maximum efficiency and a well kept communal garden to the rear. Residents on-street parking is also available. The property is also HMO compliant with working fire doors throughout and sprinkler system in place.

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 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

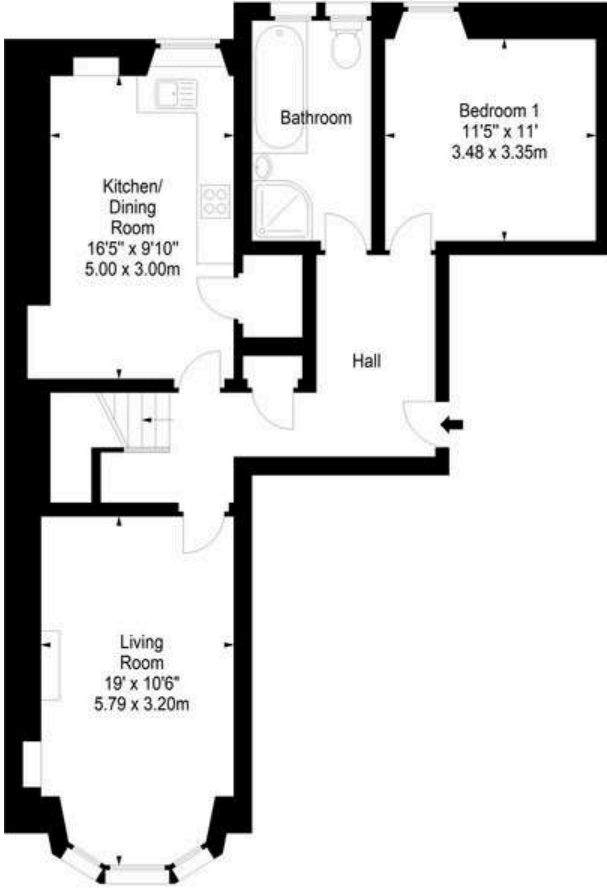
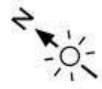




**Shandon Place,
Edinburgh,
Midlothian, EH11 1QN**



Approx. Gross Internal Area
1316 Sq Ft - 122.26 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Third Floor



Fourth Floor



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