

**24 Hazelbank Terrace  
Edinburgh EH11 1SN**

**Offers Over £299,000**

- Bay window lounge featuring ornate cornice and gas fireplace
- Beautiful kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Large double bedroom
- Bathroom with three-piece suite and mains shower over the bath
- Study room/guest room
- Gas central heating
- Private gardens to front and rear
- Residents permit parking



## Lower Ground Floor Flat

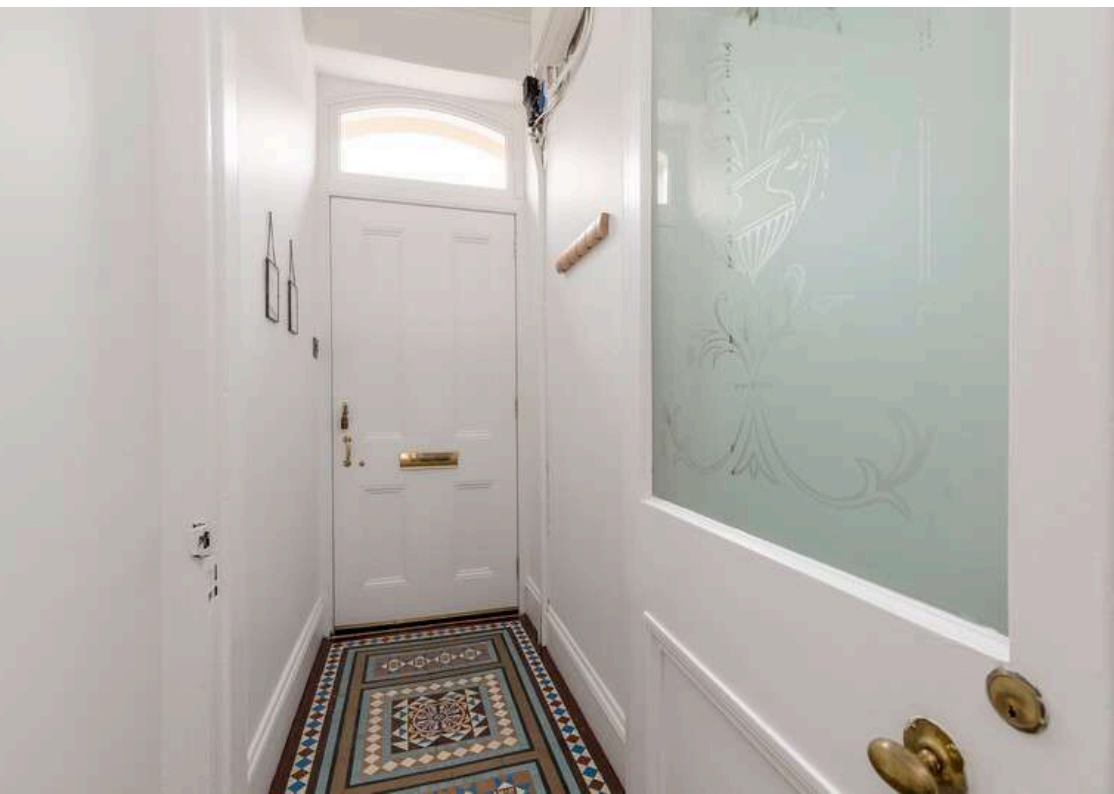
Blair Cadell are delighted to bring to market this lovely example of a traditional lower colony flat that forms part of the Shandon Conservation Area. The property retains many fine original period features such as beautiful ornate cornicing and natural wood floors and would be perfect for a first time buyer or someone looking to downsize.

The accommodation which is in walk-in condition throughout consists of an entrance vestibule with original tiled floor, hallway with natural wood floors and storage space, charming bay windowed living room with working shutters, working gas fireplace and ornate cornice making it the perfect place for evening relaxing. A superb stylish kitchen that has a gas hob and electric oven, a range of floor and wall mounted units, integrated appliances and white goods which are included in the sale and French doors to the back garden making it perfect for hosting. There is a large double bedroom with wardrobes included in the sale and a second room off the kitchen which would be the perfect guest room or home office. A stylish bathroom fitted with a three-piece suite and mains shower over the bath. Gas central heating throughout and a mixture of single and double glazed windows. Lovely private gardens to both the front and rear of the property with the rear featuring artificial lawn and decking for easy maintenance. Residents on-street parking.

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**

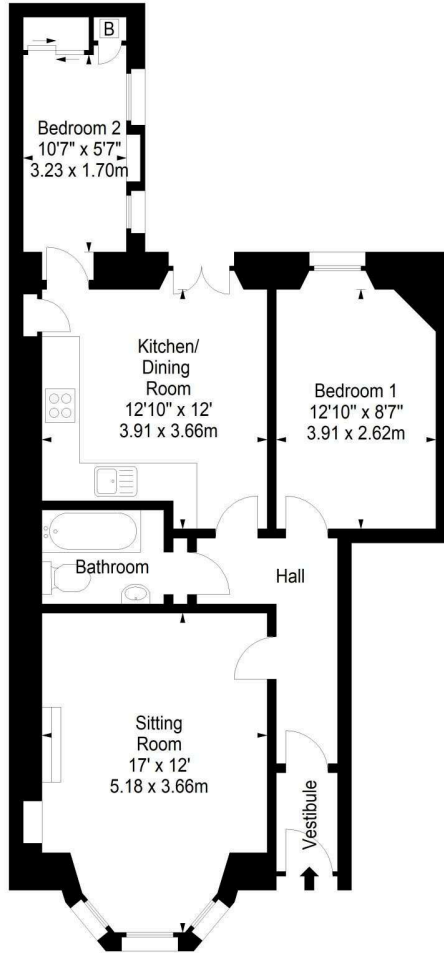




Hazelbank Terrace,  
Edinburgh,  
Midlothian, EH11 1SN



Approx. Gross Internal Area  
663 Sq Ft - 61.59 Sq M  
For identification only. Not to scale.  
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Ground Floor



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