

**8 Laurel Terrace
Edinburgh EH11 1NY**

Offers Over £425,000

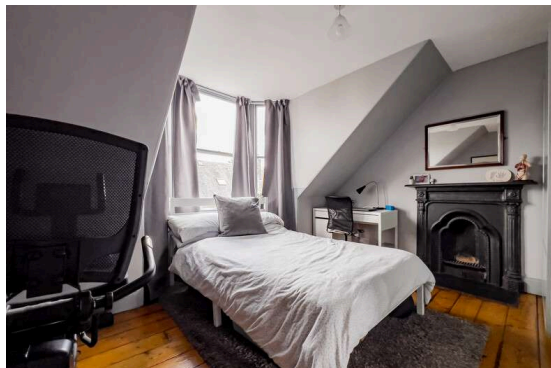
- Large living room featuring ornate cornice, centre rose and working fireplace
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included in sale
- Utility room with additional storage and white goods
- Three bedrooms
- Bathroom fitted with three-piece suite and electric shower over bath
- W.C
- Gas central heating
- Private front garden
- Residents permit parking

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: £0

Shared Ownership: N



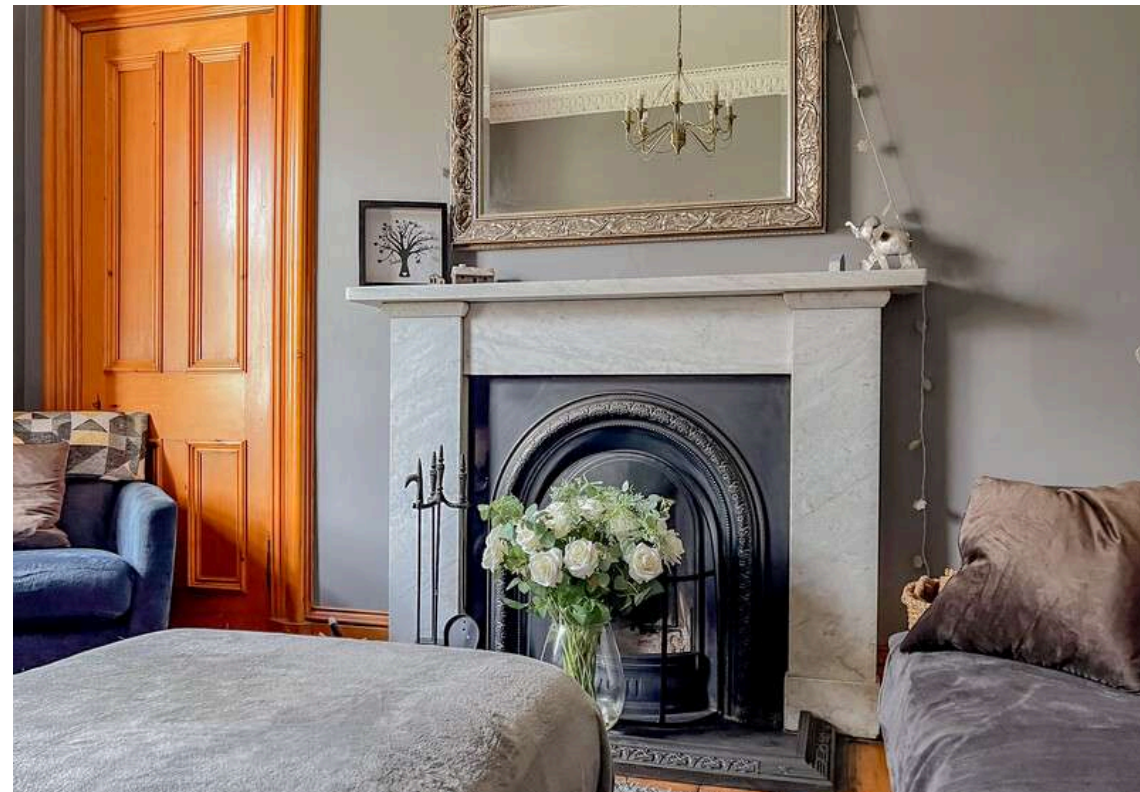
Double Upper Flat

Blair Cadell offer to market a rare opportunity to purchase a double upper in the flower colonies of Shandon, Edinburgh, built in 1880 by the Edinburgh Cooperative Building Company. The property is situated at the top of a private Victorian cobbled lane, and maintains many of the original features throughout, to reflect a property of its time.

The accommodation comprises of a living room featuring beautiful egg and dart cornicing/centre rose and an original marble fireplace with cast iron insert, provide a stunning feature. A useful storage cupboard is provided. The Kitchen/ diner which is a superb space for cooking, family and entertaining, fitted with free standing oak kitchen cabinets with marble tops. Original stone range fireplace with wooden top and another storage cupboard. Utility space provides a double Belfast sink, washing machine, dishwasher, boiler, a clothes pulley system and large storage area. Downstairs toilet featuring a Victorian high level pull chain toilet. Three bedrooms, downstairs bedroom with shutters and cornicing, and upstairs a larger bedroom with working cast iron fireplace and wardrobe available through negotiation, a further bedroom with working cast iron fireplace and fitted wardrobes. Family bathroom fitted with a three-piece suite and electric shower over the bath. A large partially floored attic and gas central heating. A fantastic south facing garden and residents permit parking is also available.

Shandon is a highly sought-after location approximately 1.5 miles from the city centre, easily accessed by a frequent bus service that runs nearby. Haymarket train station is a 15 minute walk away. 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, including the popular Craiglockhart Primary and George Watson's College. Shopping options include the Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's superstore, and Lidl and Aldi stores. The area boasts a wide variety of recreational facilities, including Harrison Park, the Union Canal, Roseburn cycle path, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex, which offers a range of restaurants, a cinema, and a Nuffield health centre. * All light fittings, window coverings, flooring, fireplace paraphernalia, washing machine included in sale*

Viewing by appointment on 0131 337 1800

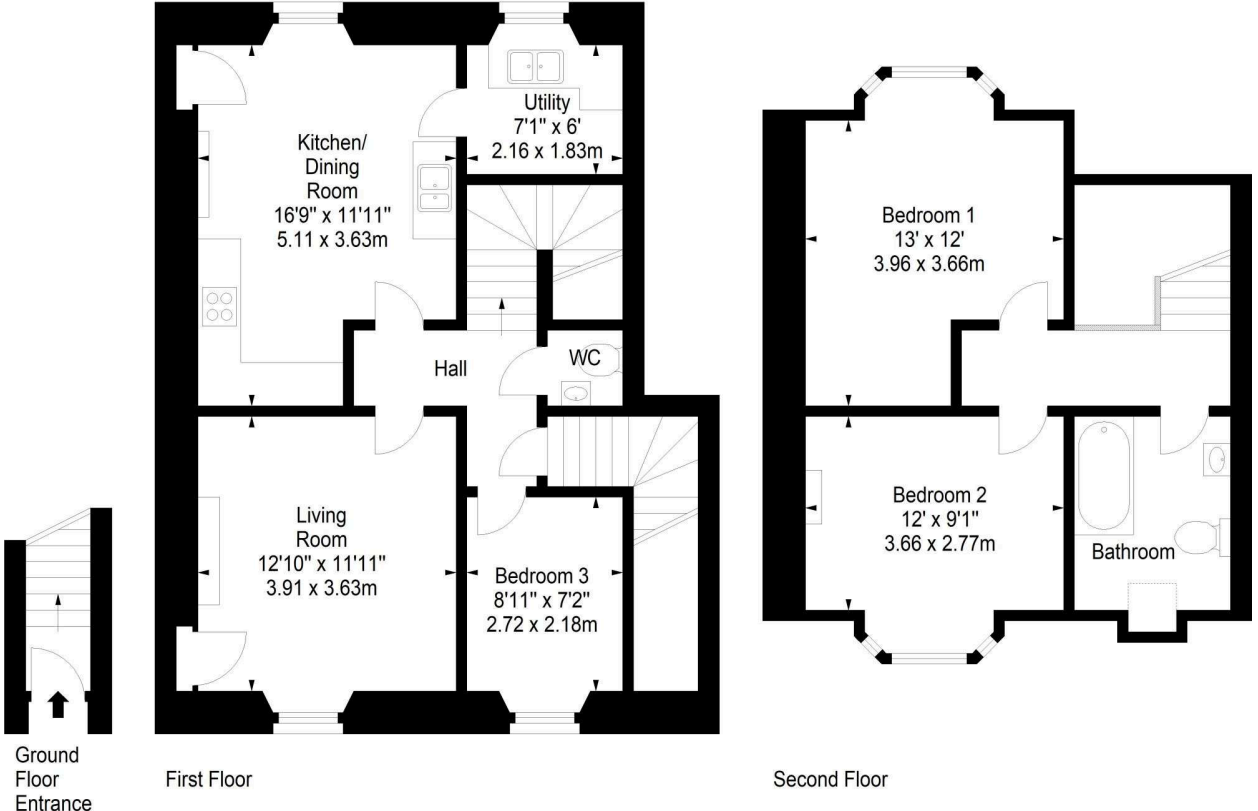




**Laurel Terrace,
Edinburgh, EH11 1NY**



Approx. Gross Internal Area
1131 Sq Ft - 105.07 Sq M
For identification only. Not to scale.
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