

**38 Shandon Crescent
Edinburgh EH11 1QF**

Offers Over £395,000

- Bay window lounge featuring ornate cornice, centre rose and decorative fireplace
- Kitchen/diner fitted with a range of floor and wall mounted units, cooker and appliances included
- Three double bedrooms
- Bathroom fitted with three-piece suite and shower room
- Box room
- Utility room
- W.C
- Gas central heating
- Private back garden with two garden sheds
- On-street permit parking

Council Tax Band: E

Tenure: Freehold

Shared Ownership: N



Maindoor Flat

Blair Cadell is delighted to present this three bedroom main door flat, located in the highly sought-after Shandon area. With generous living spaces and private garden, although in need of renovation work, the property offers great potential.

The accommodation comprises a bay-windowed lounge featuring original ornate cornicing, a centre rose, and a decorative fireplace, creating an elegant and inviting atmosphere. The kitchen/diner is fitted with a range of floor and wall-mounted units, cooker, and appliances, all included in the sale. There are three double bedrooms. In addition, there is a sizable box room, ideal for a home office or additional storage space. The bathroom is fitted with a three-piece suite and a shower room. The hallway features beautiful original tiling and has a useful storage cupboard. Utility room offering more storage space and additional W.C. The property benefits from gas central heating throughout, a private back garden with two large garden sheds and decking area, and convenient on-street residents' parking.*Strictly sold as seen, no warranties given for systems or appliances*

Shandon is a highly desirable area located just 1.5 miles from Edinburgh city centre, easily accessible by frequent bus services. The city bypass is a short drive away, providing quick links to Edinburgh International Airport and the M8, M9, and M90 motorways. The area is well-served by both public and private schools, including the popular Craiglockhart Primary School and George Watson's College. Shopping options are plentiful, with nearby Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's Superstore, and both Lidl and Aldi. Residents can also enjoy a wide range of recreational amenities, including Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and the Fountain Park Leisure Complex, which offers restaurants, a cinema, and a Nuffield Health gym

Viewing by appointment on 0131 337 1800



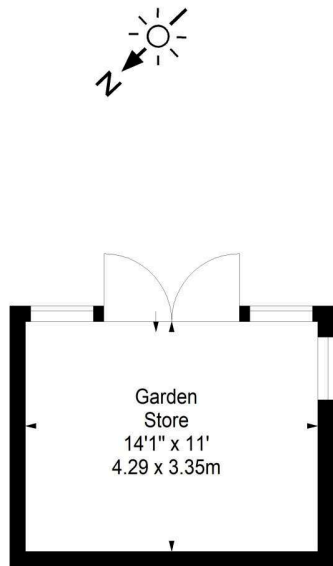


**Shandon Crescent,
Edinburgh,
Midlothian, EH11 1QF**

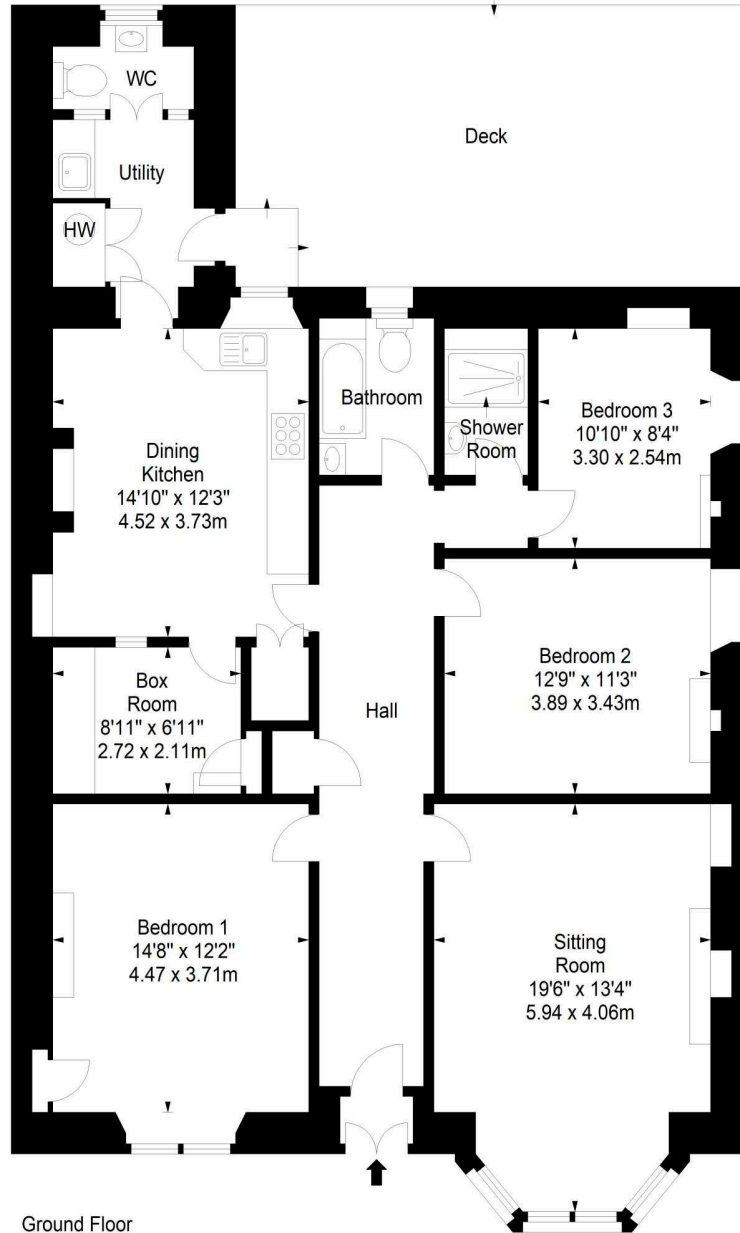


Approx. Gross Internal Area
1352 Sq Ft - 125.60 Sq M
Garden Store

Approx. Gross Internal Area
154 Sq Ft - 14.31 Sq M
For identification only. Not to scale.
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Ground Floor



Ground Floor



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