

**6/4 Ogilvie Terrace
Edinburgh EH11 1NR**

Offers Over £240,000

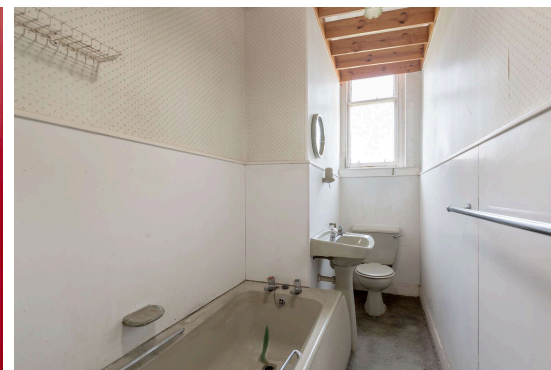
- Well proportioned 2nd floor flat
- Excellent renovation opportunity
- One double bedroom plus box room
- Sought after location
- Communal gardens
- Residents permit parking

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: N

Shared Ownership: N



Second Floor Flat

6/4 Ogilvie Terrace is a well-proportioned second floor flat forming part of a traditional tenement building. The property is ideally located within the sought after Shandon area of the city close by to many excellent local amenities and a stones throw from the green space of Harrison Park and the union Canal. Although in need of upgrading, the property retains many period features and offers great potential.

The accommodation comprises spacious hallway providing ample storage, living room with bay window with partial view to Harrison Park, the kitchen/diner is the perfect size for hosting and further benefits from a utility area and a spacious pantry cupboard, a well proportioned double bedroom and box room which can be utilised as a second bedroom/study, bathroom with three-piece suite. Additional benefits include a well-maintained communal garden, and permit on-street parking for residents.

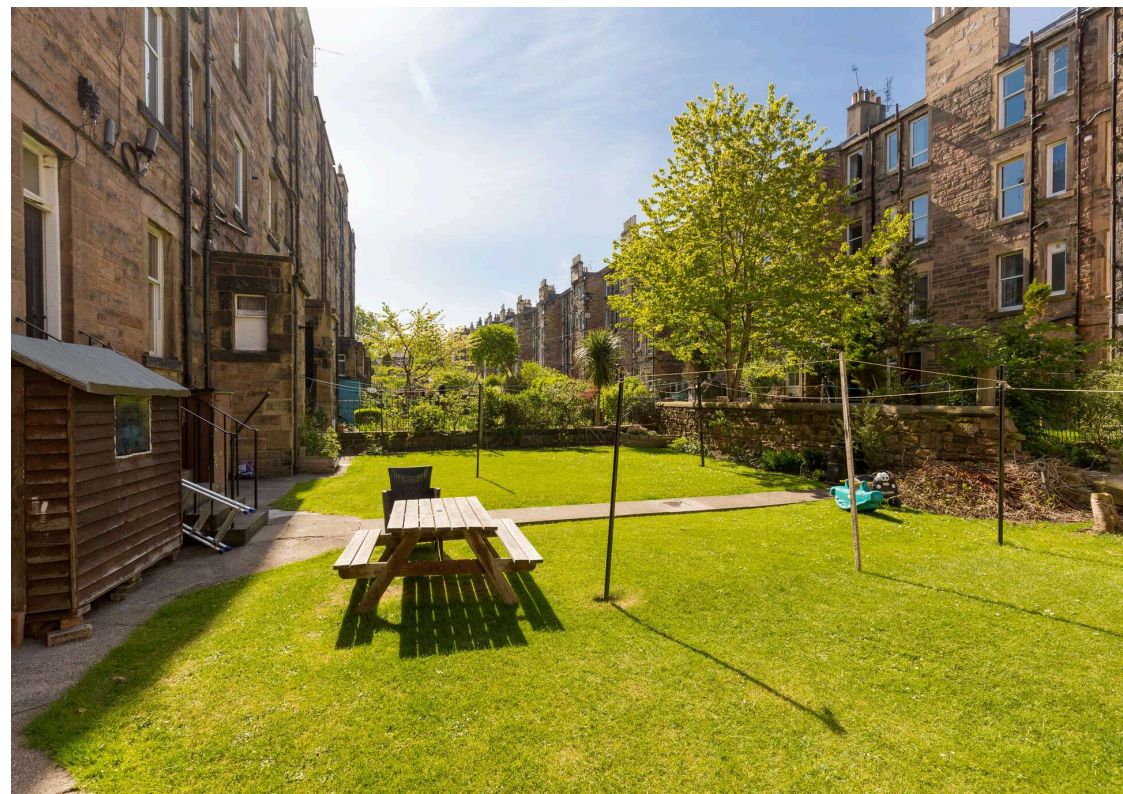
Shandon is a highly desirable location, just 1.5 miles from the city center, which is easily accessible via a frequent bus service nearby. The city bypass is a short drive away, providing quick access to the International Airport and the M8/9/90 motorway network.

The area is well-served by both public and private schools, including the popular Craiglockhart Primary and George Watson's College. Shopping facilities include the Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's Superstore, and Lidl and Aldi stores. For leisure and recreation, residents can enjoy the nearby Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and the Fountain Park Leisure Complex, which offers a variety of restaurants, a cinema, and a Nuffield Health Centre.

Please note ****This property is sold as seen****

Viewing By appointment 0131 337 1800

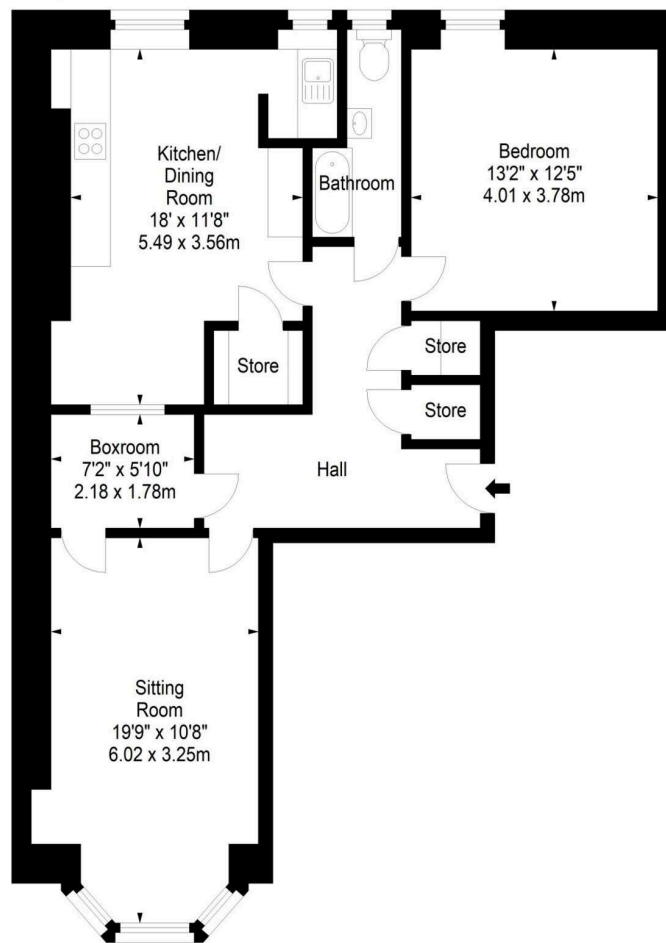




Ogilvie Terrace,
Edinburgh,
Midlothian, EH11 1NR



Approx. Gross Internal Area
853 Sq Ft - 79.24 Sq M
For identification only. Not to scale.
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Second Floor



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