

**40 Shandon Crescent  
Edinburgh EH11 1QF**

**Offers Over £150,000**

- Living/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included
- Double bedroom with built in wardrobes
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating
- Patio area and garden shed
- On-street permit parking

**Council Tax Band: C**

**Tenure: Freehold**

**Shared Ownership: No**





## Flat

Blair Cadell are pleased to present this basement flat located in the highly desirable area of Shandon. While the property would benefit from some modernisation, it presents an excellent opportunity for a first-time buyer or investor looking to add value.

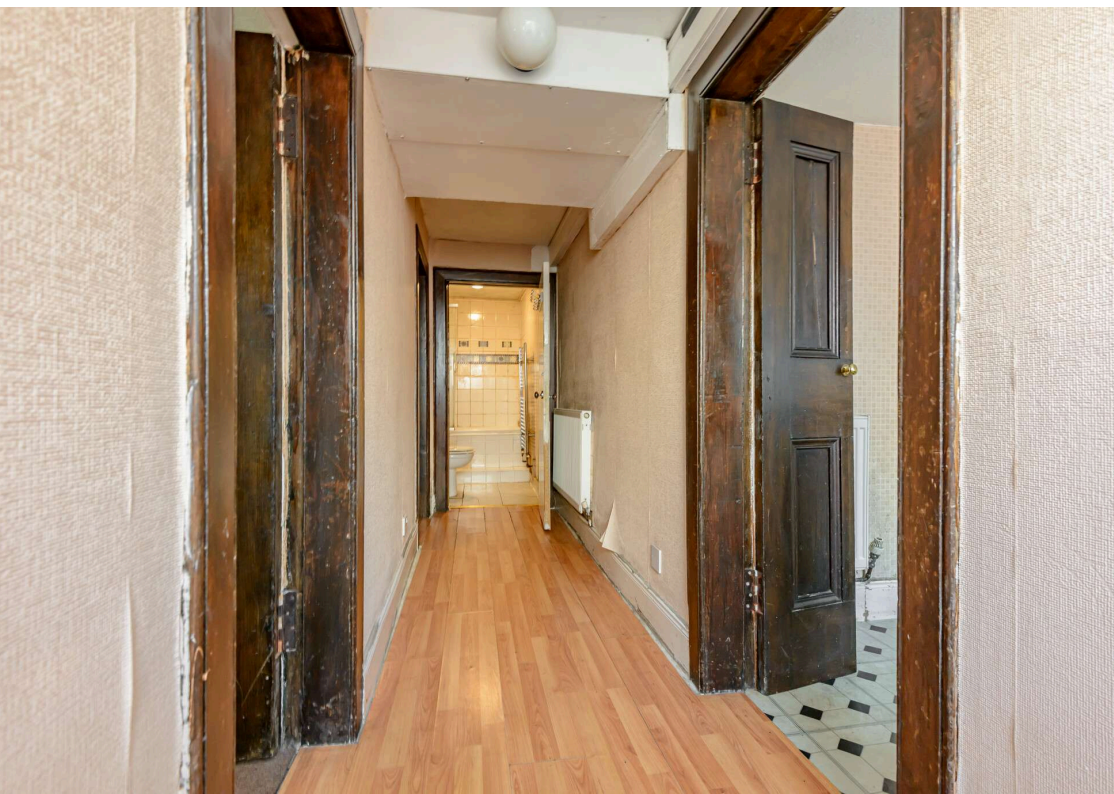
The accommodation comprises: a spacious living/dining room ideal for entertaining; a kitchen fitted with a range of wall and base units, gas hob, electric oven, and white goods included in the sale; a double bedroom featuring built-in wardrobes providing valuable storage; and a bathroom with a three-piece suite and mains shower over the bath. Additional benefits include gas central heating for year-round comfort. Externally, the property boasts a private patio area that enjoys plenty of sunshine, along with a garden shed offering further storage. On-street permit parking is readily available. **Please note:** strictly sold as seen, no warranties for systems.

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**





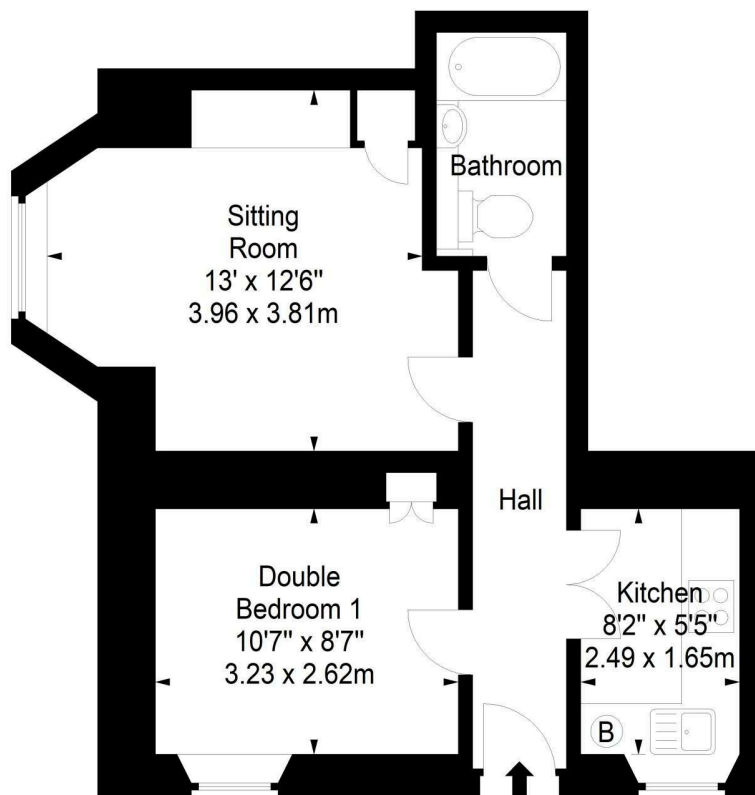




Shandon Crescent,  
Edinburgh,  
Midlothian, EH11 1QF



Approx. Gross Internal Area  
417 Sq Ft - 38.74 Sq M  
For identification only. Not to scale.  
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Basement



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