

**22 Shandon Place
EDINBURGH EH11 1QL**

Offers Over £350,000

- Bay window lounge featuring ornate cornice and decorative fireplace and large box room
- Galley kitchen fitted with a range of floor and wall mounted units, electric hob and oven and white goods included
- Dining room with decorative fireplace and pantry cupboard
- Two double bedrooms
- Wet room fitted with two-piece suite and electric shower
- Gas central heating and double glazing
- Private garden space to front and rear
- On-street permit parking

Council Tax Band: E
Tenure: Freehold
Shared Ownership: No



Maindoor Flat

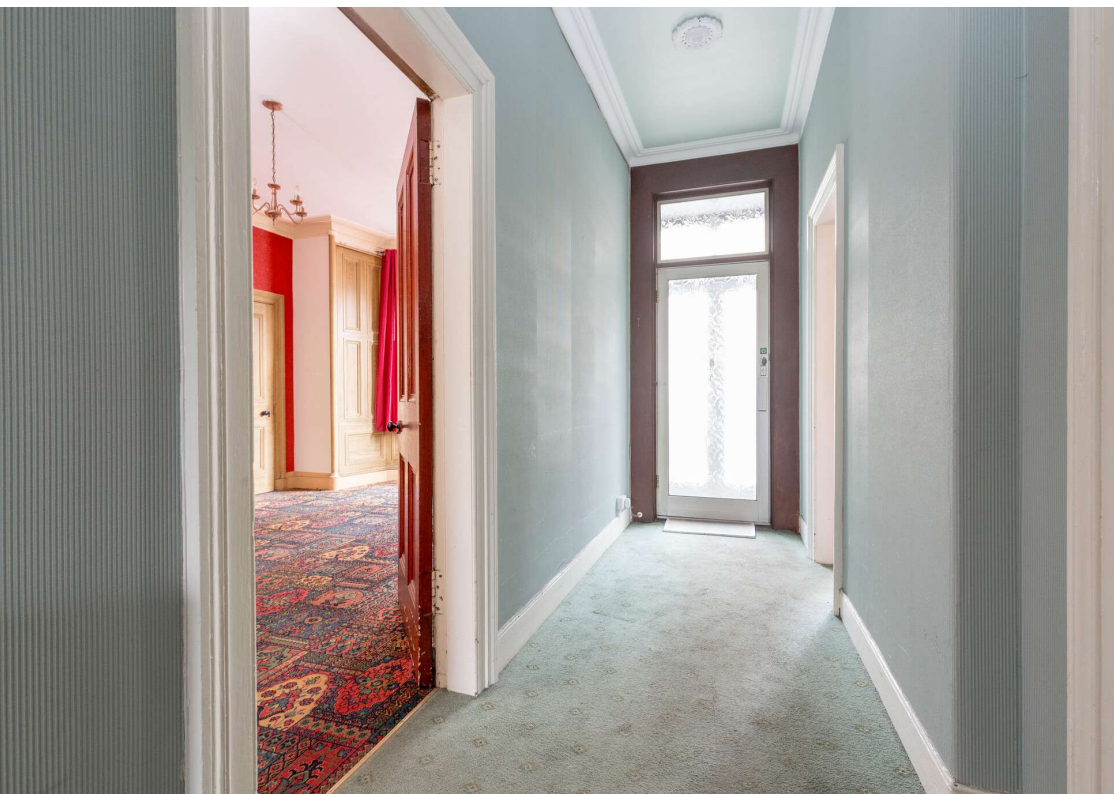
This main-door two-bedroom property with a private rear garden offers excellent potential and is sure to attract strong interest. While some renovation work is required, it presents a fantastic opportunity to create a wonderful home.

The accommodation includes a spacious bay-window lounge with a striking coal fireplace and marble surround, complemented by a generous box room ideal for storage or home office use. The kitchen is fitted with a range of wall and floor units, electric hob, oven, and comes with appliances included in the sale. A bright dining area with an electric fireplace provides an inviting space for entertaining, and also benefits from a large pantry cupboard. There are two double bedrooms, with the master boasting ornate cornicing and a decorative fireplace. The wet room is fitted with a two-piece suite and an electric shower. Additional features include gas central heating and double glazing throughout. Externally, the property benefits from a private rear garden, mainly laid to lawn with a patio area – perfect for summer barbecues. On-street permit parking is readily available. **Please note:** No warranties are given for systems.

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. 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, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex, which offers a range of restaurants, a cinema, and a Nuffield health centre

Viewing by appointment on 0131 337 1800





**Shandon Place,
Edinburgh,
Midlothian, EH11 1QL**



Approx. Gross Internal Area
1036 Sq Ft - 96.24 Sq M
For identification only. Not to scale.
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