

**28 Myrtle Terrace
EDINBURGH EH11 1PG**

Offers Over £425,000

- Large living room featuring ornate cornice and working fire
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and double oven and white goods included in sale
- Two double bedrooms both with decorative fireplaces
- Large box room serving as perfect guest room or home office
- Private front garden
- On-street permit parking

Council Tax Band: D

Tenure: Freehold

Shared Ownership: No



2



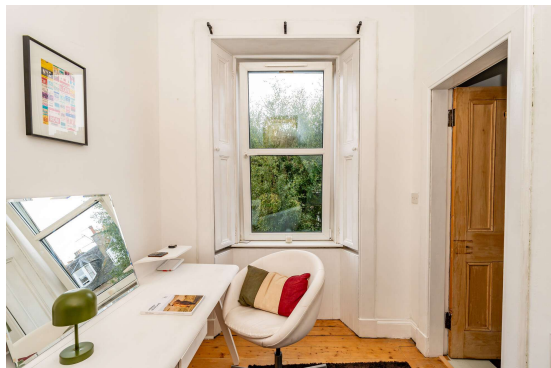
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EPC C



Double Upper Flat

This beautifully presented bright and light double upper colony flat is offered in true move-in condition and is sure to appeal to a wide range of purchasers. With two double bedrooms and two versatile living areas, it provides the perfect balance of charm and practicality.

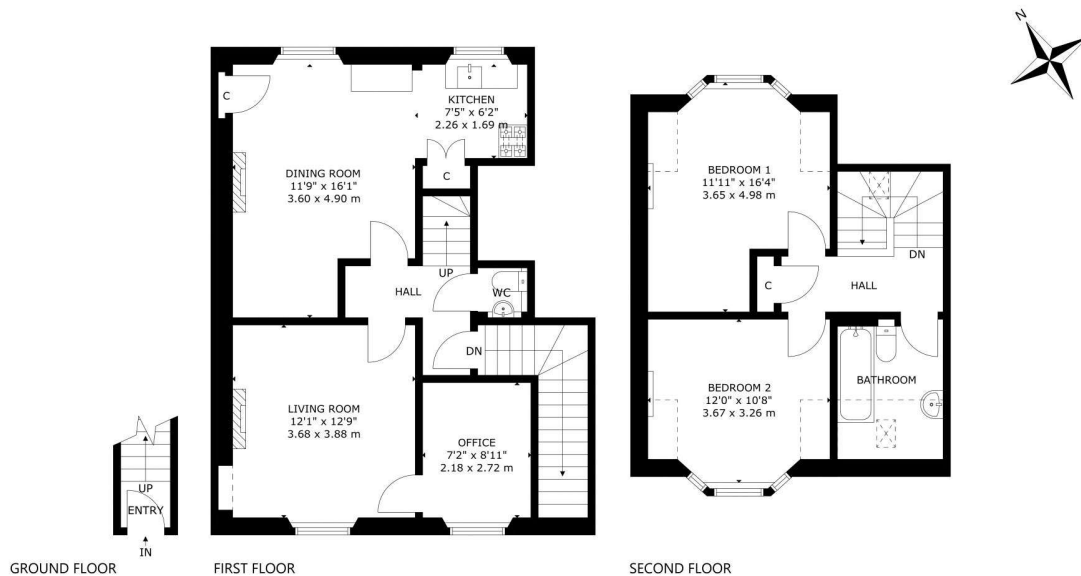
The accommodation includes a bright and spacious living room featuring a working fireplace and original ornate cornice, creating the ideal setting for family relaxation. An adjoining office/playroom/guest room offers flexible use to suit modern lifestyles. The spacious kitchen/diner is well fitted with a range of floor and wall-mounted units, a gas hob, double oven, and white goods, all included in the sale. Both double bedrooms are generously proportioned and feature decorative fireplaces, with the principal bedroom further enhanced by wardrobes. The fully tiled bathroom is complete with a three-piece suite and mains shower over the bath. On the lower level, there is an additional W.C. and a useful storage cupboard. The property also benefits from gas central heating throughout. Outside, the front garden provides a delightful retreat with raised beds, a garden shed, and a generous patio area that is perfect for summer entertaining. Residents permit parking is also available.

Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by frequent bus services that run 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 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







28 MYRTLE TERRACE, EDINBURGH, EH11 1PG
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,066 SQ FT / 99 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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