

**34 Primrose Terrace
Edinburgh EH11 1PE**

Offers Over £250,000

- Charming two bed lower Colony
- Sought after location
- Spacious open plan lounge/kitchen/diner
- Two well proportioned double bedrooms
- Shower room with separate WC
- Gas central heating & double glazing
- Private front garden
- On street permit parking

Council Tax Band: C

Tenure: Freehold

Annual Service Charge: N

Shared Ownership: N



1



2



1



EPC C



Charming two bed Lower colony

34 Primrose Terrace is a charming 2 bed lower flower colony situated in the highly sought-after Shandon area of Edinburgh, just a stone's throw away from excellent local amenities, as well as the green spaces of the Union Canal and Harrison Park. Combining a peaceful residential setting with easy access to the city centre and surrounding areas, this property is sure to appeal to a wide range of buyers, from young professionals to investors and downsizers alike.

The property comprises a welcoming entrance hallway with a generous storage cupboard, leading into a spacious open-plan lounge, dining area, and kitchen providing the perfect space for relaxing or entertaining guests. The kitchen is well-appointed with a range of wall and base units, an electric hob, and an integrated microwave. There are two well-proportioned double bedrooms, a modern shower room with a walk-in shower, and a separate WC for added convenience. Please note: No warranties are given for systems. Further benefits include gas central heating, double glazing, a private front garden, and on-street parking.

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 take advantage of the nearby green spaces at Harrison Park and the scenic Union Canal. Additionally, Craiglockhart Sports and Tennis Centre offers excellent sporting facilities, while Fountain Park Leisure Complex features a diverse range of restaurants, a cinema, and a modern Nuffield Health Centre.

Viewing by appointment 0131 337 1800

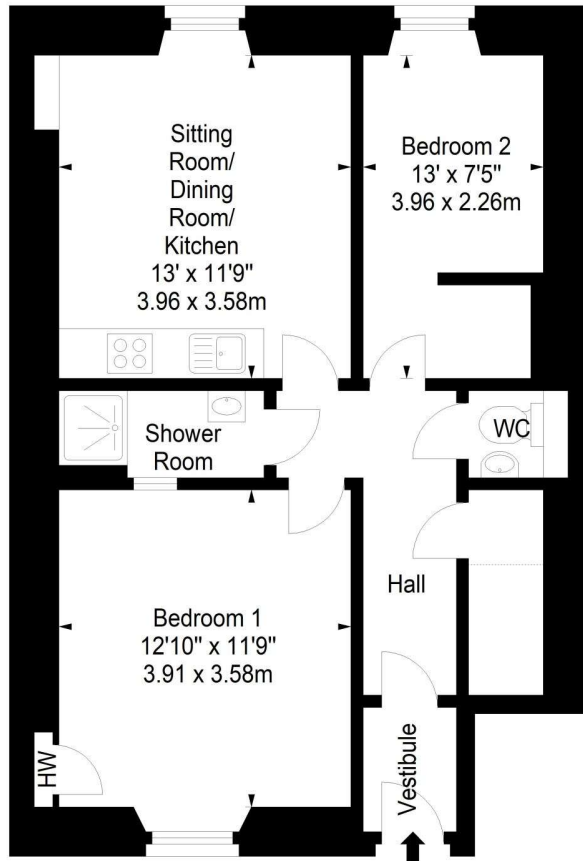
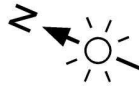




Primrose Terrace,
Edinburgh,
Midlothian, EH11 1PE



Approx. Gross Internal Area
596 Sq Ft - 55.37 Sq M
For identification only. Not to scale.
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Ground Floor



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