

**13/1 Shandon Street  
Edinburgh EH11 1QH**

**Offers Over £395,000**

- Beautiful bay window lounge featuring ornate cornice, centre rose and decorative fireplace
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob, double oven and large larder cupboard
- Two double bedrooms and single bedroom
- Bathroom fitted with three-piece suite and mains shower over bath featuring rainwater showerhead
- Utility area
- Hallway with two large cupboards
- Gas central heating
- Recently installed sash and case double glazing
- Well kept communal garden
- On-street permit parking

**Council Tax Band: E**

**Tenure: Freehold**

**Shared Ownership: No**



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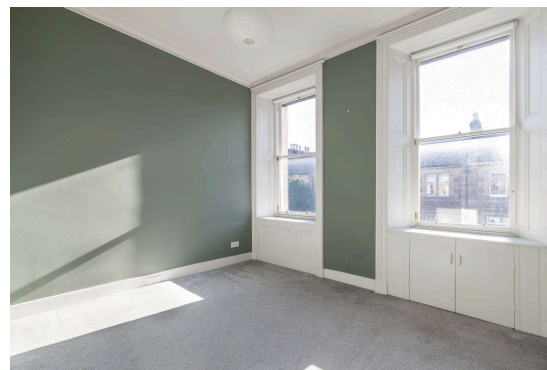
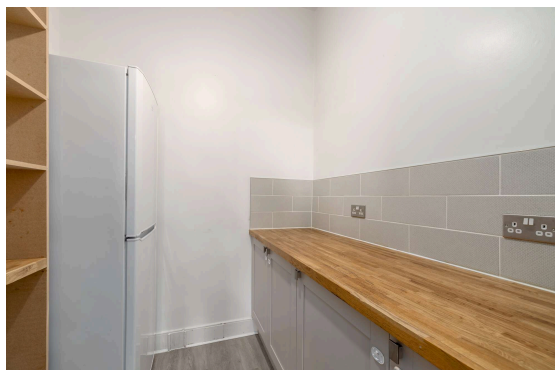
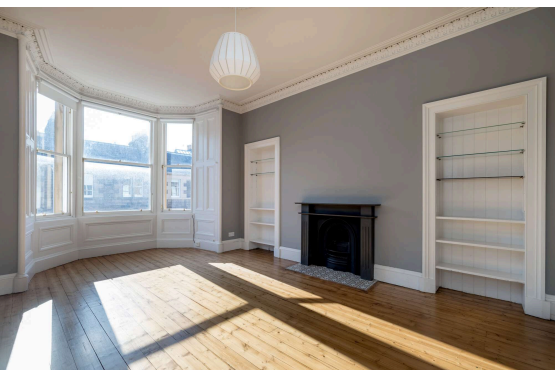
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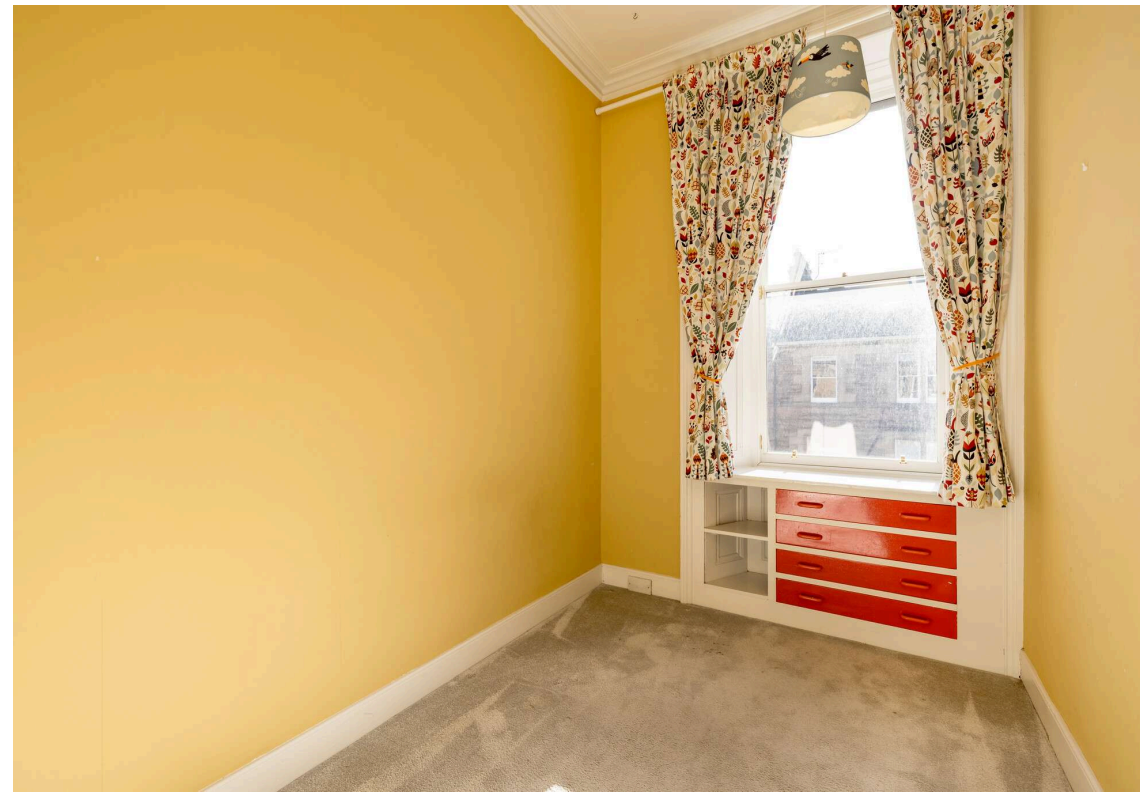
## Flat

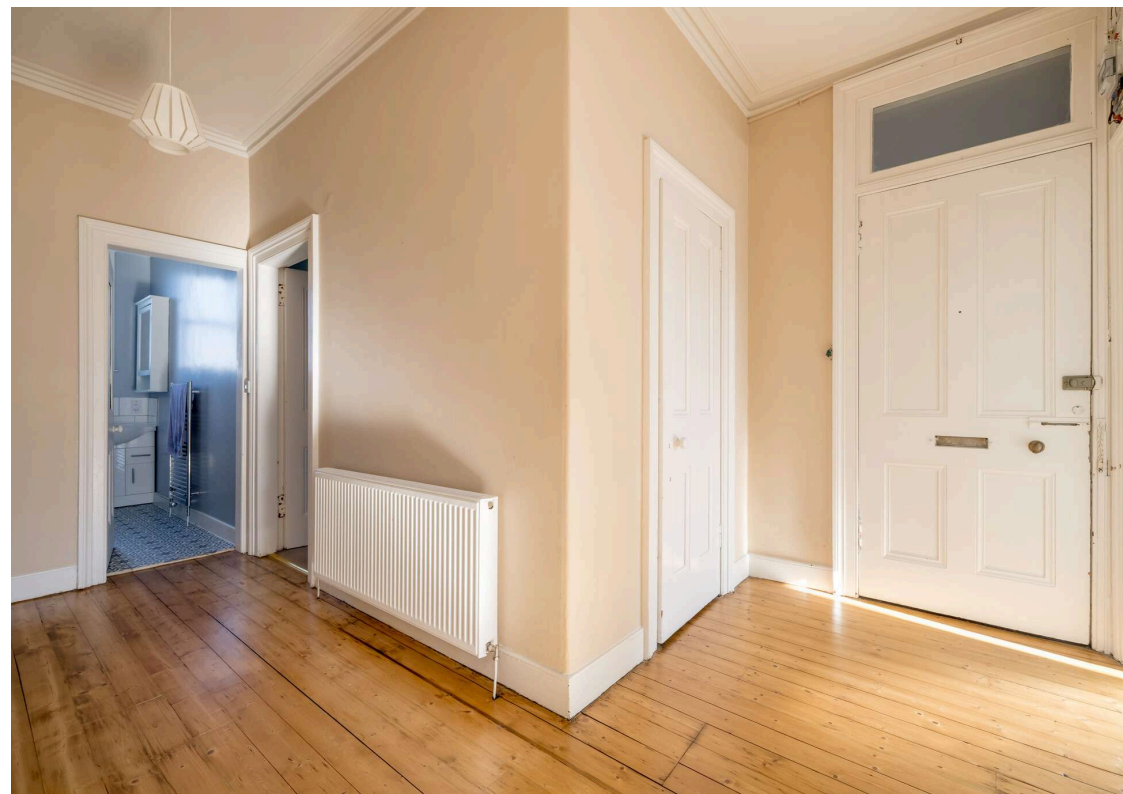
This superb three-bedroom tenement home is sure to appeal to many. Presented to the market in true turnkey condition, the property will suit a wide range of purchasers, and early viewings are highly recommended to avoid disappointment.

The accommodation comprises a stunning bay-window lounge featuring ornate cornicing, a centre rose, and a decorative fireplace—perfect for relaxing with friends and family. The modern kitchen/diner is ideal for hosting, fitted with a range of shaker-style wall and floor units, a gas hob and double oven, a large larder area, and white goods (available by separate negotiation). A spacious utility area is located just off the dining space. There are two generous double bedrooms and a large single bedroom/home office space offering great versatility. The sleek family bathroom is fitted with a three-piece suite and a mains shower over the bath, complete with a rainfall showerhead. The hallway further benefits from two large cupboards, offering excellent storage. The property features gas central heating and recently installed sash-and-case double glazing throughout, ensuring maximum efficiency. Externally, there is a beautifully kept communal garden, and on-street permit parking is readily available. **Please note:** No warranties are provided for systems. Monthly fee of £12.50 paid to stair fund for common areas and garden maintenance

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**

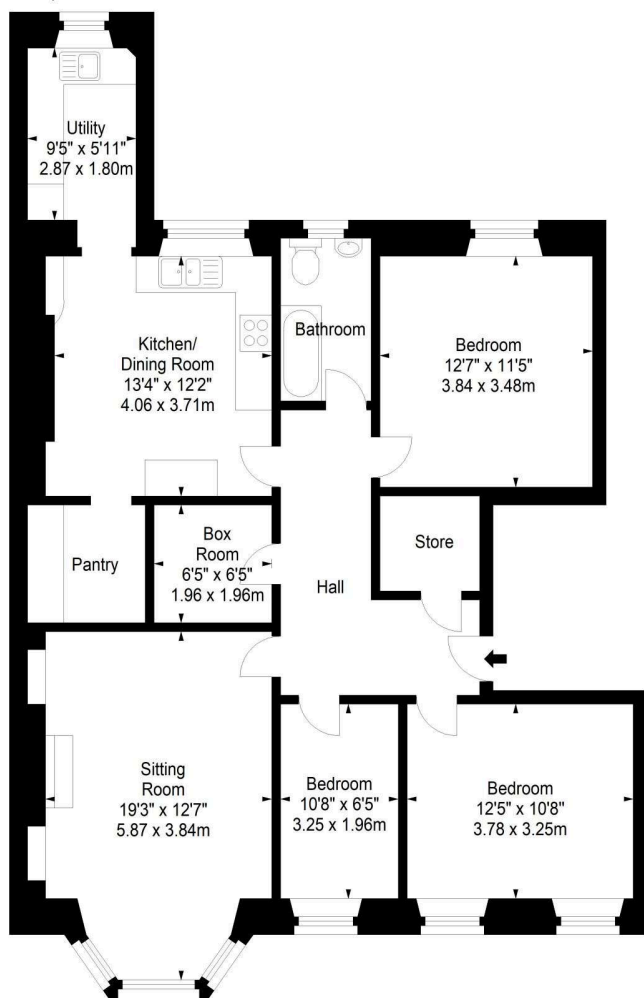




Shandon Street,  
Edinburgh, EH11 1QH



Approx. Gross Internal Area  
1152 Sq Ft - 107.02 Sq M  
For identification only. Not to scale.  
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First Floor



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