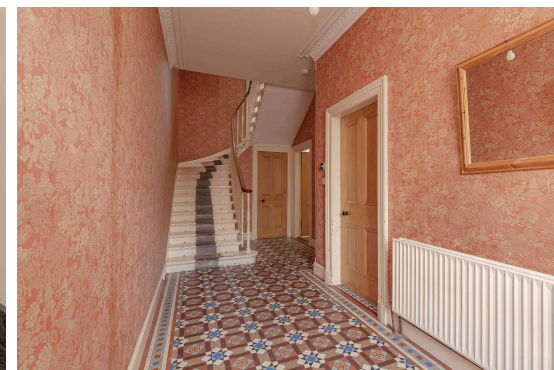


31 Shandon Crescent Edinburgh EH11 1QF

Offers Over £800,000

- Beautiful bay window lounge featuring ornate cornice, centre rose, working shutter and decorative fireplace
- Large kitchen/diner fitted with a range of floor and wall mounted units, granite worktops, gas hob and electric oven and white goods included in sale
- Four double bedrooms with master featuring box room off it
- Family bathroom and shower room
- Utility room
- Gas central heating and mix of single and double glazed windows
- Private garden to rear
- On-street permit parking

Council Tax Band: G
Tenure: Freehold



Terraced House

Rarely available and sure to capture attention, this stunning four-bedroom townhouse in the highly desirable Shandon area offers exceptional living space, a private garden, and huge potential for family living. Early viewing is highly recommended to avoid disappointment.

The accommodation comprises a welcoming hallway with beautiful original tiling, leading to a large bay-windowed lounge featuring ornate cornicing, a decorative ceiling rose, and working shutters — the perfect space to relax and entertain with friends and family. The spacious kitchen/diner is ideal for hosting, fitted with a range of wall and floor-mounted units, granite worktops, a gas hob, electric oven, and ample storage, with appliances included in the sale. The kitchen also provides direct access to the private rear garden along with a kitchen office. There are four generous double bedrooms arranged over two floors. The master bedroom features a lovely bay window and original cornicing, decorative fireplace along with an adjoining box room, perfect for use as a walk-in wardrobe, nursery, or home office that also has a decorative fireplace. The property benefits from two bathrooms, both on mid-level landings — one with a three-piece suite and the other with a shower and two-piece suite. Additional features include large storage cupboards on both the ground and first floors, and a utility room with further storage units and white goods. Externally, the property boasts a charming rear garden with an apple tree, patio area ideal for summer barbecues, two large sheds, and a potting shed. Further benefits include gas central heating and a mix of double and single glazing throughout. On-street permit parking is readily available. **Please Note:** Strictly sold as seen, no warranties given for systems or appliances.

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 Crescent,
Edinburgh, EH11 1QF



Approx. Gross Internal Area
2201 Sq Ft - 204.47 Sq M
Garden Store
Approx. Gross Internal Area
18 Sq Ft - 1.67 Sq M
For identification only. Not to scale.
© SquareFoot 2025



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