

**22 Ogilvie Terrace
Edinburgh EH11 1NP**

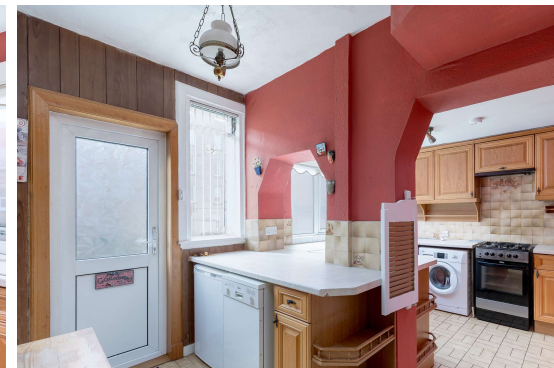
Offers Over £460,000

- Large living room overlooking Park
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included in sale
- Dining room
- Four double bedrooms
- Family bathroom fitted with three-piece suite and shower over the bath
- Gas central heating and double glazing throughout
- Large cellar
- Private garden to rear
- Integrated garage and driveway

Council Tax Band: F

Tenure: Freehold

Shared Ownership: No



Terraced

Located in the highly desirable district of Shandon, this superb terraced home is sure to attract significant interest. Offering generous living space and four double bedrooms, the property presents fantastic potential and will appeal to a wide range of buyers.

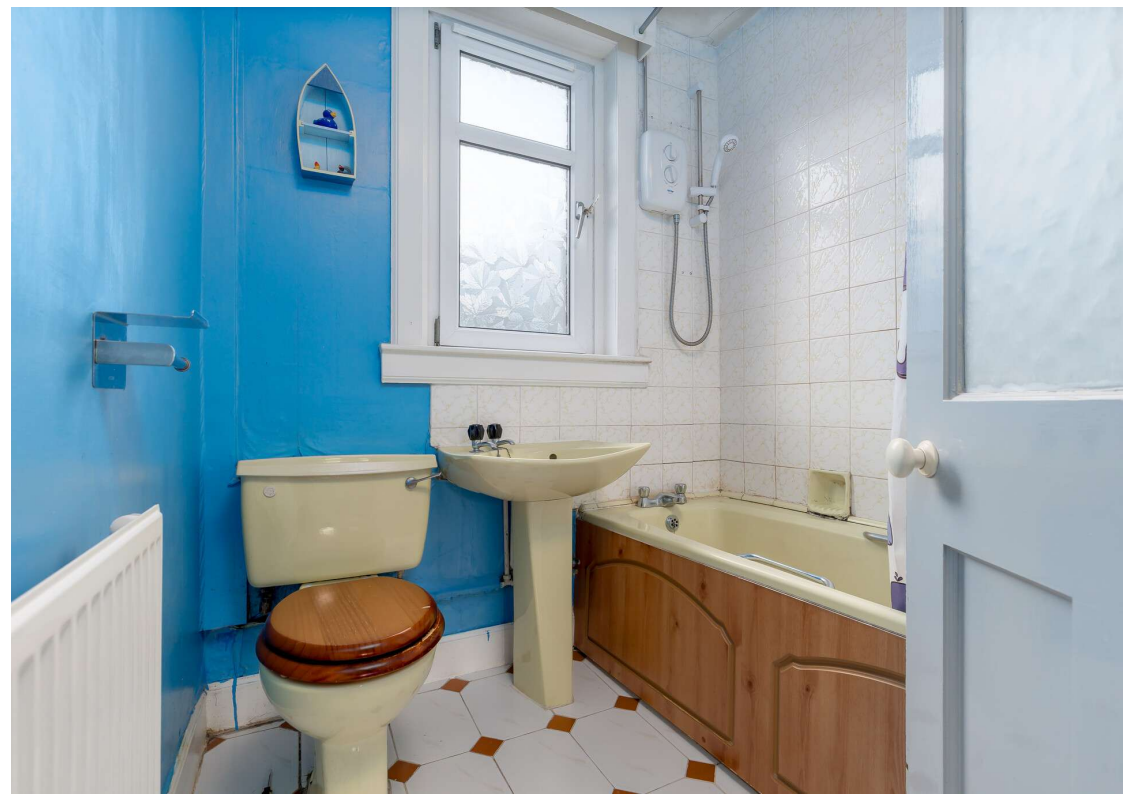
The accommodation comprises a bright and spacious bay-window lounge with open views over Harrison Park—an ideal space to relax or entertain family and friends. The kitchen is fitted with a range of wall and floor-mounted units, a gas hob, electric oven, and comes complete with white goods. A separate dining room offers excellent potential to create an open-plan kitchen/dining area (subject to the necessary consents). There are four well-proportioned double bedrooms, three of which feature built-in wardrobes for ample storage. The two front bedrooms also enjoy superb views over the park. The family bathroom is fitted with a three-piece suite and an electric shower over the bath. Additional benefits include gas central heating, double glazing throughout, and access to a partially floored attic for additional storage. A large cellar provides further development opportunities. Externally, the property features a private rear garden laid to lawn with a patio area—perfect for outdoor entertaining—as well as off-street parking via a driveway and a single garage.

Please note: No warranties are given for systems; the property is sold strictly as seen.

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

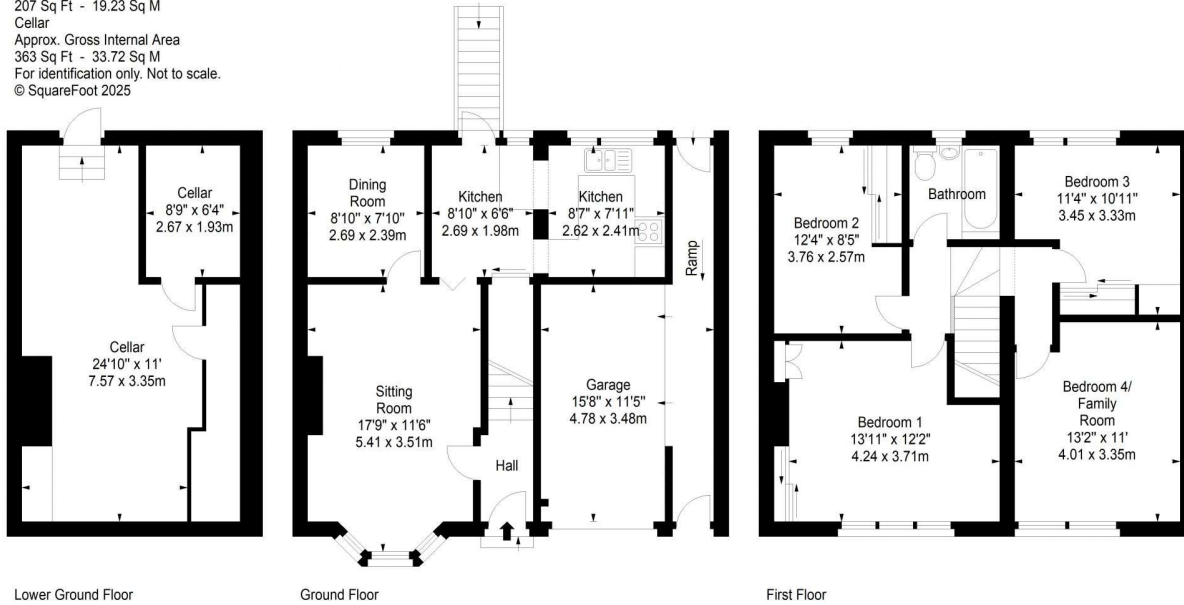




Ogilvie Terrace,
Edinburgh,
Midlothian, EH11 1NP



Approx. Gross Internal Area
1137 Sq Ft - 105.63 Sq M
Garage
Approx. Gross Internal Area
207 Sq Ft - 19.23 Sq M
Cellar
Approx. Gross Internal Area
363 Sq Ft - 33.72 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com

