

# 89/4 Slateford Road Shandon Edinburgh EH11 1QR





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Spacious 2 bedroom second floor flat in a traditional tenement building situated in the highly sought after residential area of Shandon. Shandon is approximately 1.5 miles from the City Centre and with good local shops and schools. There are regular bus services run close by giving good access to all parts of the City. There is also easy access to the motorway network.

The area is served by both public and private schools that include the popular Craiglockhart Primary, Boroughmuir, George Watsons College and Napier University. Leisure facilities, within walking distance, include Fountain Park Leisure Complex, a Nuffield Health Centre, Harrison Park, public tennis courts and the Union Canal walkway.



Access to the property is via a well maintained shared entrance with secure door entry phone system. Internally the property is in excellent decorative order throughout with a newly installed Kitchen and stylish Shower Room. The flat benefits from gas central heating, double glazing and good storage facilities.

## PROPERTY DETAILS

- Welcoming entrance Hall with two built in cupboards. Entryphone handset. Dado rail.
- Bright and spacious Lounge with twin windows to front. Cornice. Fireplace with wooden surround. Space for dining table and chairs.
- Stylish and newly fitted Kitchen with matching wall and base units. Integrated gas hob, electric oven and chimney style hood. Integrated fridge and freezer. The washing machine and dishwasher are included in the sale. Ample solid wood worktops with stainless steel sink and tiled splashback. Shelving. Extractor.
- Large Double Bedroom with window to rear overlooking garden. Open cupboard with hanging rail and shelf. Cupboard housing central heating boiler.
- Second good sized Double Bedroom with window to front.
- Stylish Shower Room with white two-piece suite comprising wash hand basin with vanity unit below and WC. Shower compartment with mixer shower. Twin frosted windows to rear. Bathroom cabinet. Dado rail. Tiled floor.



Viewing by appointment, telephone Agents on 0131 524 3800











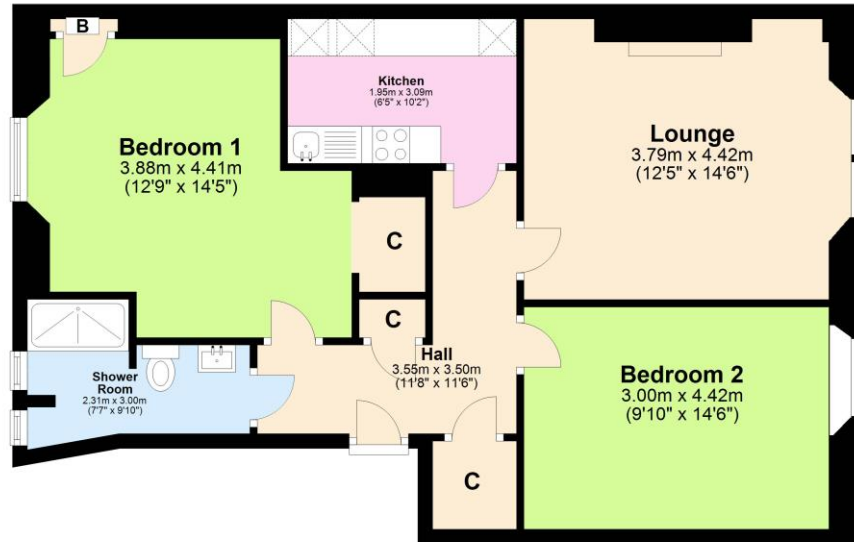
## EXTERNAL

Large communal garden to the rear.

Resident permit parking is available on application to the City of Edinburgh Council

- Energy Efficiency Rating - C
- Council Tax Band - C

**Second Floor**  
Approx. 73.8 sq. metres (794.8 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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\* Please contact us for a free consultation or valuation

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