



Solicitors & Estate Agents











Offers Over
£280,000

32/3 Harrison Gardens

Shandon | Edinburgh | EH11 1SG

Neilsons are delighted to offer onto the market this generously proportioned first floor flat, which forms part of a handsome Victorian terrace, enjoying an idyllic setting on the fringes of Harrison Park, in the leafy Shandon area of the city. Internally the property has been decorated in tasteful neutral tones, with a variety of charming period features and boasts spectacular open views over Harrison Park.

-  1 Bedroom
-  2 Public Rooms
-  1 Box Room/Study
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - D



Description

In brief the accommodation comprises; spacious entrance hallway with useful storage, delightful bay fronted reception room with attractive gas fireplace, ornate cornice work and spectacular views overlooking Harrison Park, light and airy dining kitchen with a good selection of wood fronted wall mounted units, pantry and utility room, substantial double bedroom quietly located to the rear, good sized box room with mezzanine bed, and bathroom with three piece white suite and shower over bath. Further benefits include gas central heating and partial double glazing.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven and washing machine. The mattress in the mezzanine bed will also be included in the sale.

Gardens & Parking

Residents in the building have use of a substantial shared drying green located to the rear of the building. On-street permit parking is available within the surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





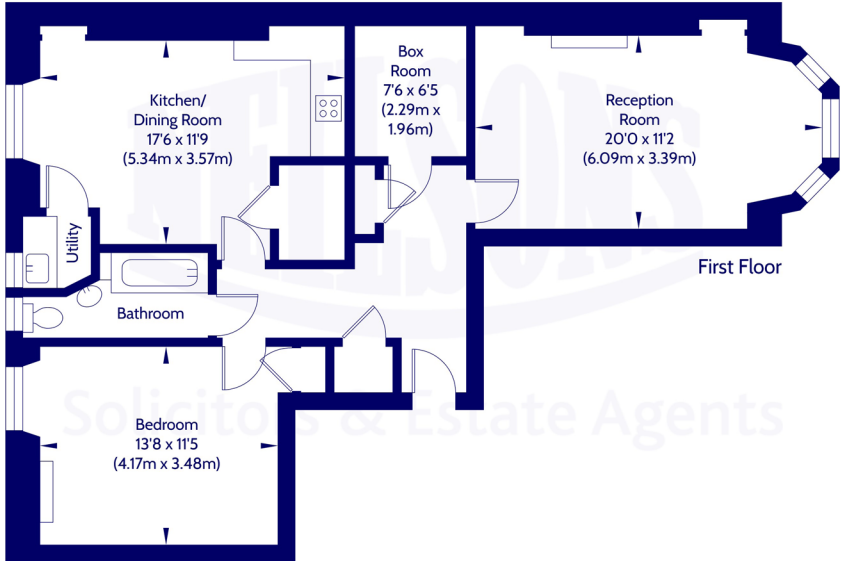
Location

Shandon and neighbouring Polwarth are highly sought after residential districts lying to the South West of the City Centre, Leisure wise the choice is excellent and includes several bars and restaurants, with further facilities to be found at the impressive Fountain Park Leisure Complex and exceptional shopping facilities at nearby Bruntsfield. Harrison Park and the scenic walkways of the Union Canal provide further leisure opportunities. Edinburgh's West End and Princes Street are within close proximity and offers various entertainment facilities including, theatres, cinemas, restaurants, bars, sports facilities and health clubs. Good local convenience shopping and schools are within walking distance. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport Haymarket railway station is a short journey away.





Approx. Gross Internal Floor Area 80.01 Sq M / 861 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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