










Offers Over  
**£475,000**

## 14A Harrison Road

Shandon | Edinburgh | EH11 1EG

A stunning main door lower villa offering the perfect blend of modern convenience and period style forming the ground floor of a modern building, constructed in a traditional style and benefitting from private off street parking and an enclosed landscaped garden.

-  3 Bedrooms
-  1 Reception Room
-  2 Bathrooms
-  Landscaped private garden
-  Driveway
-  EPC Rating – C
-  Council Tax Band – E



## Description

This beautiful home is offered to the market in move-in condition and offers flexible and generously proportioned accommodation, extending to over 1200 square feet. In brief, the accommodation comprises: entrance vestibule with cloaks storage and meter cupboards leading to an impressive and welcoming reception hallway with further built-in storage. To the front of the property is a generously proportioned bay windowed reception room, offering the perfect setting for both relaxing and entertaining, with built-in alcove storage and louvre window shutters. The dining kitchen is located to the rear, with French doors opening to the rear decking, perfect for al fresco dining during the warmer months. The kitchen area is fitted with a superb range of wall and base units with breakfasting bar and integrated Neff appliances including a 'slide-and-hide' oven, hob, washing machine, fridge and separate freezer (all recently upgraded and under warranty). The stunning principal bedroom has French doors opening to the raised decking to the rear, generous built-in wardrobes and storage and a luxurious en-suite shower room. The second double bedroom has a window to the front with fitted shutters and generous bespoke built-in wardrobes. There is a third double bedroom, again with French doors to the raised decking to the rear, currently in use as a sitting/family room. A stylish family bathroom, recently refitted with a modern white suite and over-bath shower, completes the internal accommodation. Benefits include gas central heating from an upgraded Worcester combi boiler and full double glazing. Planning permission is in place to extend the kitchen/dining room if desired. Details available from Neilsons.



## Extras

The fixtures and fittings, window shutters, curtains and curtain poles, light fittings, kitchen appliances and garden shed are all to be included in the sale.

## Gardens and Parking

Of particular note is the attractively landscaped private garden which is located to the rear of the property and bordered by beautiful mature trees, offering a tranquil setting and a high degree of privacy. An elevated decking area with direct access from all rooms to the rear of the property offers the perfect spot for relaxing and dining, steps lead to further decking and patio areas, which along with artificial lawn offer an ease of maintenance. A garden shed offers useful storage space for bikes or garden equipment and a gate offers access to a pedestrian pathway offering a safe and speedy route to Harrison Park. To the front, the front garden and driveway are neatly monoblocked.

## Viewing

Please contact Neilsons on 0131 625 2222







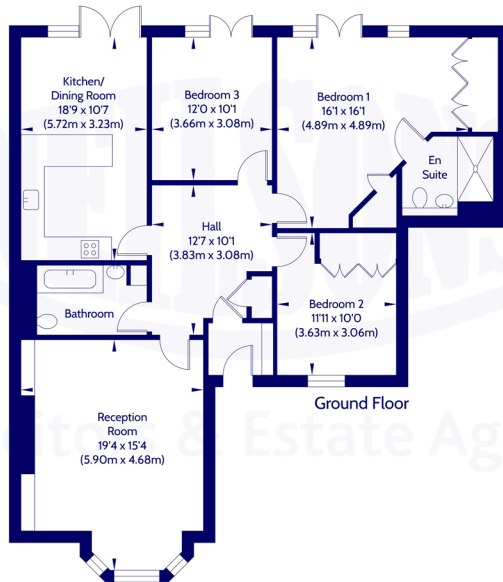
## Location

Popular Shandon lies just southwest of Edinburgh city centre, approximately 1.5 miles from Princes Street. This convenient location enjoys a wealth of local amenities within a short walk of the property including the Fountain Park leisure complex, the boutiques, cafes and restaurants of Bruntsfield and the burgeoning café culture of Dalry and Haymarket. Beautiful Harrison Park and the Union Canal walkway are a short stroll from the property and a wide choice of sporting and recreational facilities are also in the area. A choice of supermarkets including Sainsbury's, Aldi and Liddle are within walking distance and regular local bus services offer swift access to the city and surrounding areas. Well-regarded schooling is available from nursery to secondary level and Napier University's Merchiston campus is also within walking distance.





Approx. Gross Internal Floor Area 116 Sq M / 1249 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.



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