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Offers Over

**£240,000**

## 10 Primrose Terrace

Shandon | Edinburgh | EH11 1PD

An exceptionally appealing main door ground floor flat, forming part of the picturesque Shandon colonies and enjoying a superb location within close proximity of Edinburgh City Centre.

-  1 bedroom
-  1 public room
-  1 bathroom
-  On-street permit parking
-  Private front garden
-  EPC rating – C
-  Council tax band- C



## Description

Internally, the property is well presented throughout and offers well-proportioned accommodation, which briefly comprises: entrance vestibule; main hallway with built-in storage cupboard; charming reception/dining room with ornate cornice, focal fireplace and a southerly facing bay window with views over the adjacent gardens; modern kitchen fitted with a variety of off-white base and wall-mounted units, complete with coordinated worktops, splash tiling and Belfast type sink; spacious double bedroom with carpeted floor, walk-in wardrobe and a pleasant outlook over the flat's private garden, and bathroom with attractive three-piece white suite, including a rolltop bath, drench shower and splash screen.



## Extras

All curtain poles, light fittings, fitted flooring, fixtures and integrated appliances will be included.

## Gardens and Parking

The property benefits from a good sized private garden located to the front, which is well maintained and comprises an area of lawn, paved seating area and well stocked planted beds. On-street permit parking is available on Primrose Terrace and some of the neighbouring streets.

## Viewing

By appointment through Neilsons (0131 625 2222).







## Location

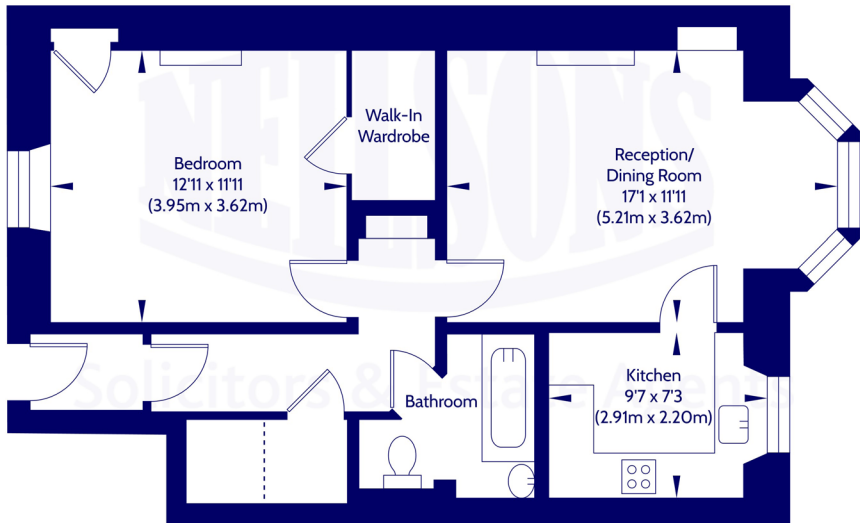
Shandon and neighbouring Polwarth are highly sought after residential districts lying to the Southwest of the city centre. Leisure wise the choice is excellent and includes several bars and restaurants, with further facilities to be found at the nearby Fountain Park Leisure Complex. Harrison Park and the scenic walkways of the Union Canal are close at hand and offers delightful riverside walks and cycle paths for the active commuter. Edinburgh's West End and Princes Street are within close proximity and offer a world class choice of entertainment 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 travelling further afield, Haymarket railway and tram station is a short journey away with links to Glasgow and Edinburgh airport.





Approx. Gross Internal Floor Area 57.05 Sq M / 614 Sq Ft.

### Ground Floor



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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