





## Beautiful Two-bedroom, main door flat



This beautiful, two-bedroom, traditional, main door flat has a fantastic location in the sought after Shandon area of Edinburgh, a stone's throw from the tree lined Harrison Park and excellent shops, cafes, and transport links nearby. The property is packed with original features throughout. There is a lovely entrance vestibule, with original tiled floor, a generous hallway, with plenty of storage and a particularly attractive lounge, with a bay window, stunning cornicing and a feature fireplace. The spacious dining kitchen, which would benefit from some modernising, sits to the rear of the property and enjoys direct access to the shared garden. There is a range of fitted units, a range style cooker, space for a table and chairs and a good-sized larder cupboard. There is a double bedroom to the rear of the property, with lovely cornicing, a generous single bedroom to the front, a study (could be changed back to a toilet, plumbing is available, and a very attractive bathroom, with a claw foot, slipper bath, shower cabinet, with rain shower, Saniflo toilet and under floor heating. The shared garden is very nicely kept, with a paved area, lawn, hedging and mature trees.

### Key Features

- Entrance vestibule
- Hallway, with excellent storage
- Lounge
- Dining kitchen, with patio doors
- Two bedrooms
- Bathroom
- Study
- Double glazing
- Gas central heating
- Period features
- Shared garden
- Permit parking





## Shandon

The property is located in the popular area of Shandon, which lies a short distance to the south west of Edinburgh's city centre. There is a good range of local amenities within the vicinity including schools, shops and recreational facilities. Only a short distance from the property there is local specialist shopping, a bank, Post Office and restaurant. Further shopping including a Tesco supermarket at Colinton Mains, Sainsbury's at Murrayfield and Asda, Aldi and M & S Food at Chesser. Recreational facilities include Harrison Park, the Union Canal with direct access to the cycle network, Craiglockhart Sports Centre and Fountain Park with its multiplex cinema, bars and restaurants. There are good public schools in the area including Craiglockhart Primary School and Tynecastle Secondary. The property is only a short distance from Haymarket and Slateford train stations and regular public transport runs to and from the city centre. The city bypass is also easily accessible providing good links to the M8 and M9 motorway networks.



## Extras

All fitted blinds, light fittings (except the light fitting in the hallway and the shade in the front bedroom), cooker are included in the sale (no warranties given).

## Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

D

## Home Report Valuation

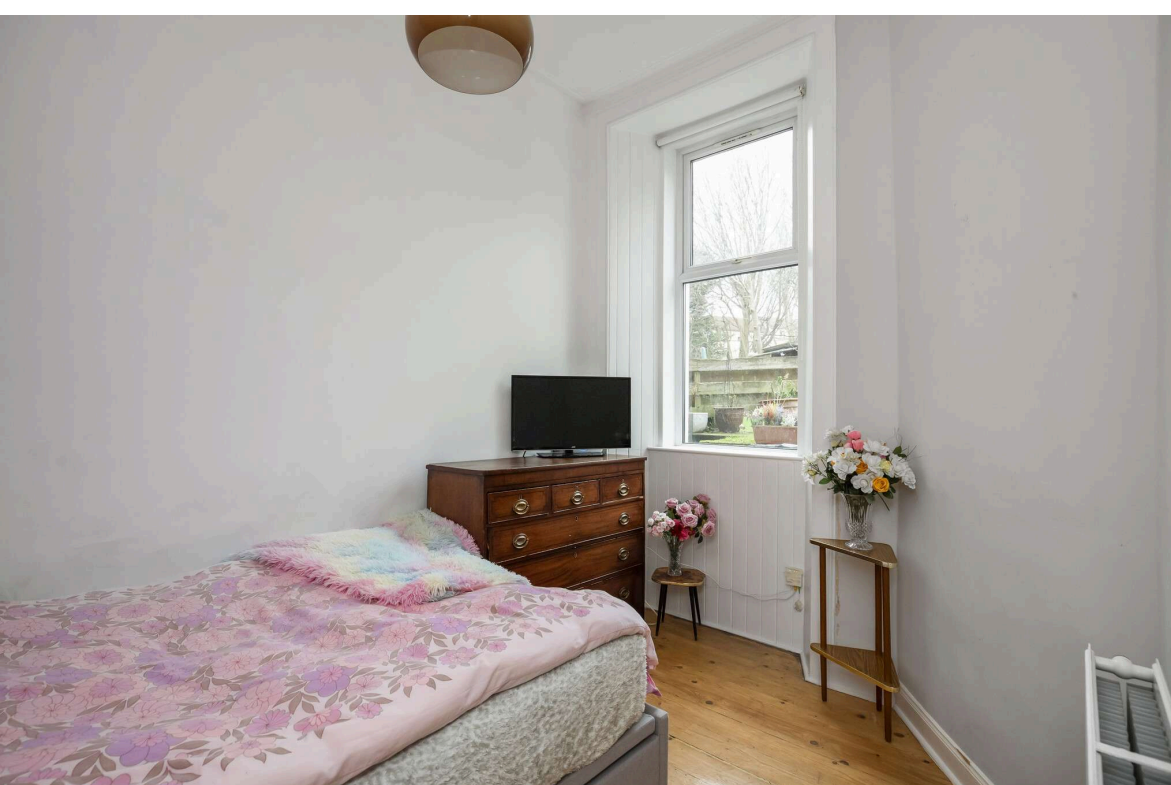
£355,000

## EPC Rating

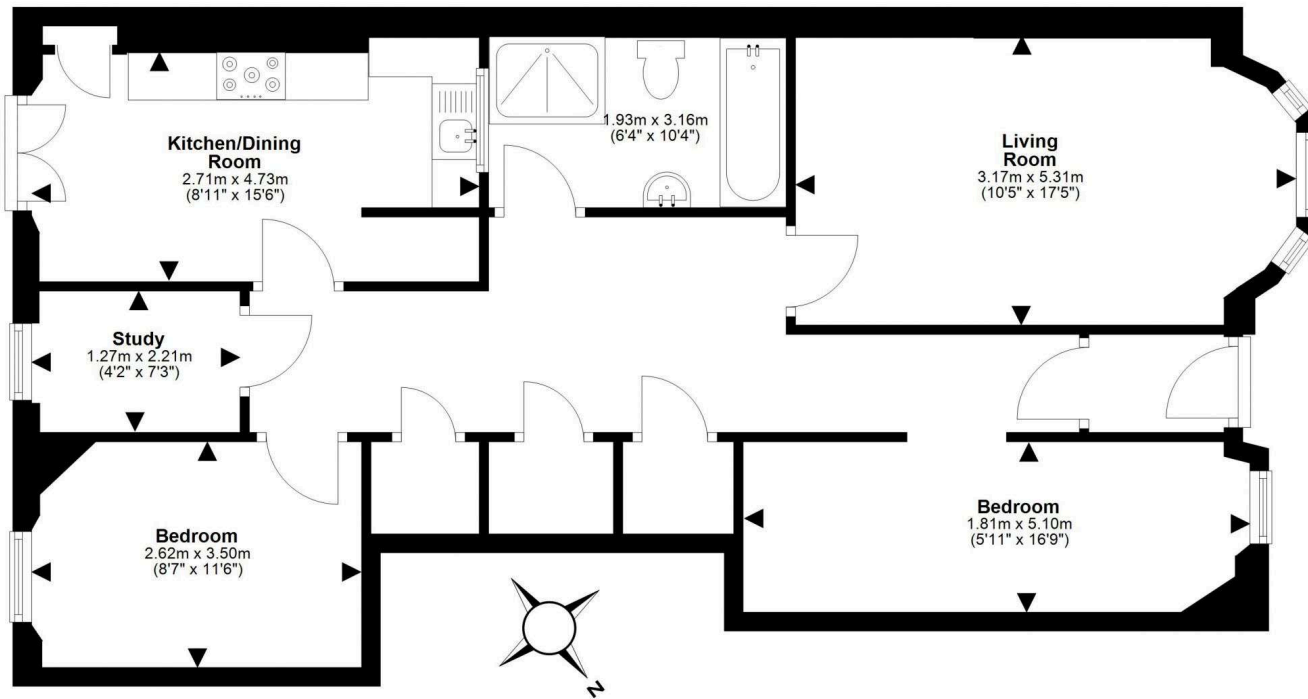
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## Tenure

Freehold







For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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