



34 Ogilvie Terrace
Shandon, Edinburgh, EH11 1NP



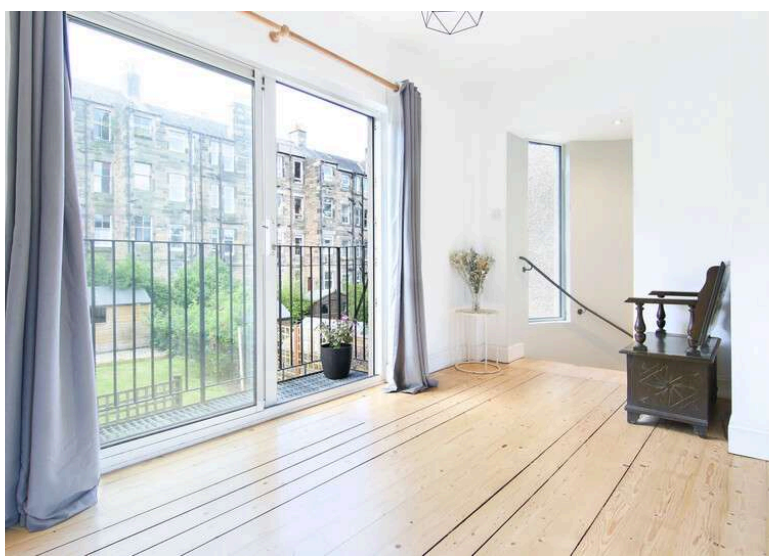


34

Ogilvie Terrace

Beautiful extended end terrace villa offering bright and spacious accommodation arranged over three floor.

- Impressive dual aspect lounge
- Stylish kitchen and dining room leading to private rear garden
- Two double bedrooms
- Family bathroom
- Separate WC
- Front garden and driveway
- Gas central heating and double glazing



Offers Over: £430,000

Home Report: £450,000

EPC Rating: D

Council Tax: E

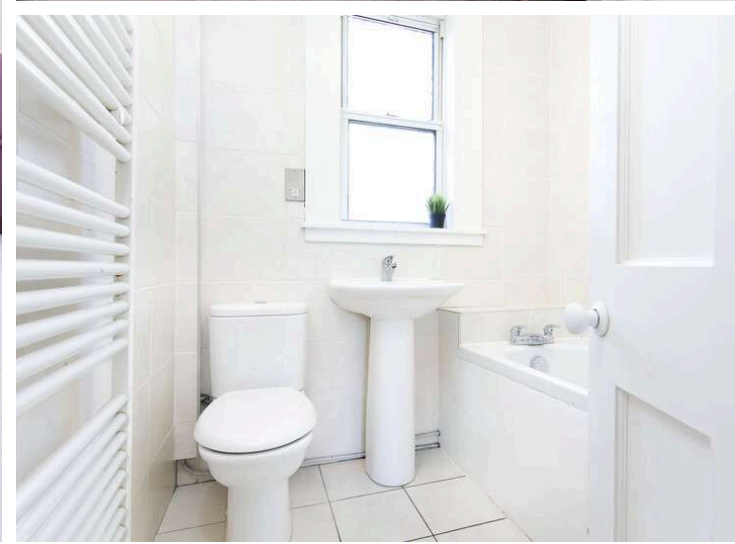
Tenure: Freehold

34 Ogilvie Terrace is a beautiful extended end terrace villa situated in a sought-after location. With bright and spacious accommodation set over three floors, a private garden and driveway, this is the perfect home for families and professionals alike.

The front door opens into a small but welcoming hallway, which in turn leads to an impressive dual aspect lounge. Filled with natural light from a bay window to the front and patio doors with Juliet balcony overlooking the southwest-facing rear garden, the lounge allows for various configurations and enjoys a feature fireplace and useful storage cupboard.

From the lounge, a winding staircase leads to the basement level where a modern white kitchen and spacious dining area are housed. The kitchen is replete with appliances and the room is lit by downlights and natural light from south westerly-facing patio doors which lead out to the private garden. Also on this level is a WC off a hallway and storage cupboard.





On the top/first floor are two double bedrooms and a three-piece family bathroom with an overhead shower. The property further benefits from gas central heating and double glazing.

Externally, the front of the property is afforded privacy by a hedged garden and driveway. The rear garden is enclosed by mature trees, bushes and shrubs and offers a decked area, as well as an area of lawn and a garden shed.

Extras: To include all fitted floor covering and fitted carpets, light fixtures, oven, hob and cooker hood, dishwasher, fridge/freezer and washing machine in the sale.

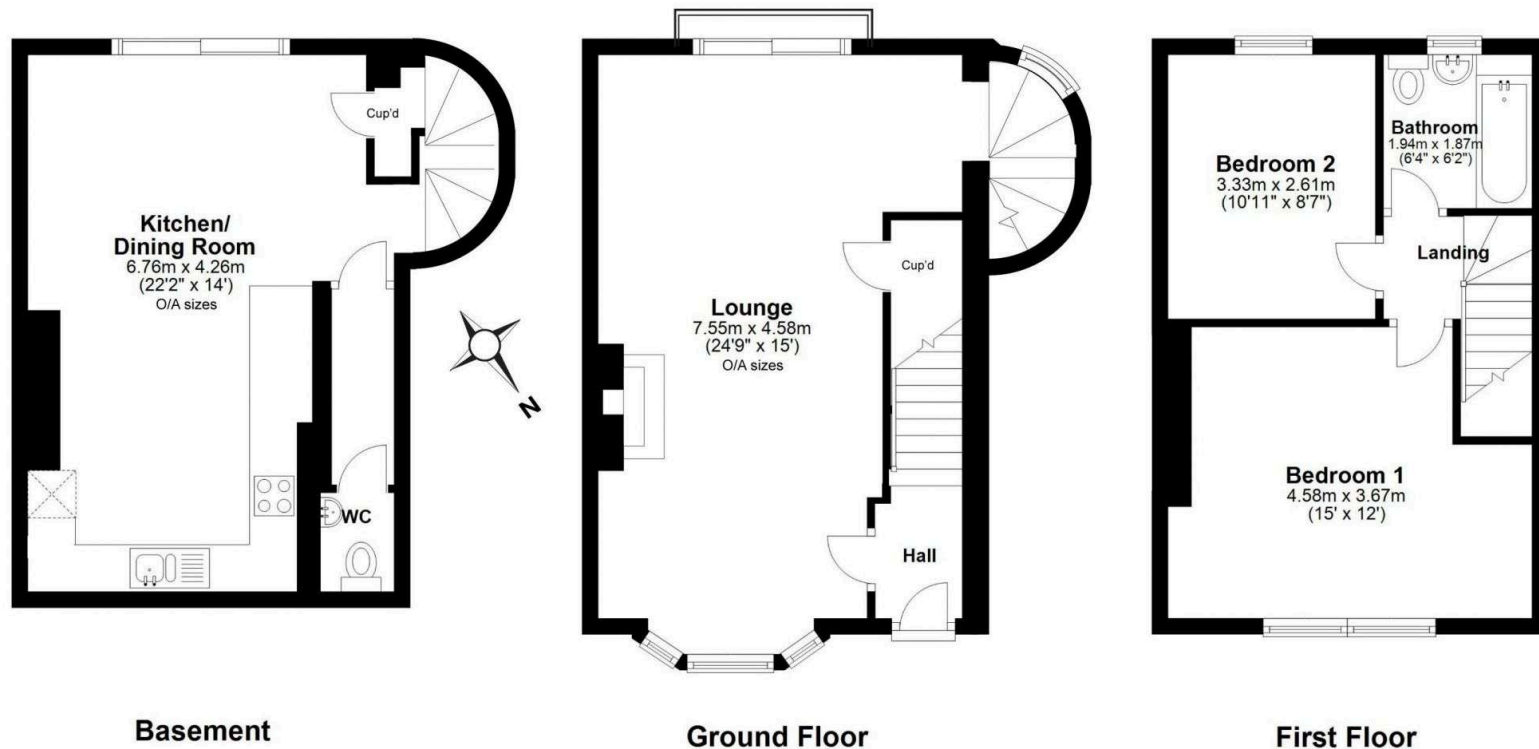


Lying approximately three miles west of Edinburgh city centre, the popular residential district of Shandon is steeped in history and is home to a conservation area, as well as the last surviving Edinburgh brewery - the Caledonian Brewery.

Residents of Shandon can stroll in Harrison Park or cycle along the Union Canal into the city centre. Shandon is well served by a range of local amenities, with more extensive shopping facilities in neighbouring Gorgie. Furthermore, Morningside Road, with its independent retailers, cafés and restaurants, is just a short walk away. Fountain Park leisure complex is near by, where you will find a multi-screen cinema, bowling alley, gym, and family restaurants.

Shandon is within the catchment area for excellent state schools, and the area is also well placed for some of the capital's finest private schools, particularly the Edinburgh Rudolf Steiner School and George Watson's College.

Popular with young professionals thanks to its close proximity to the city centre, Shandon enjoys superb public transport links across the capital, as well as swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.



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