



# 103/1 Harrison Road

Shandon, Edinburgh, EH11 1LT



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## 1 bedroom 1st floor flat with stunning views over Harrison Park, in need of modernisation.

- Bay windowed sitting room
- Kitchen/dining room
- Double bedroom
- Boxroom/study
- Bathroom
- Excellent location
- Stunning views over Harrison Park
- Secure entryphone system
- Communal drying area
- In need of modernisation



**Offers Over : £250,000**

**EPC Rating: F**

**Council Tax: D**

**Tenure: Freehold**

Further information can be found in the home report.

**[vmh.co.uk](http://vmh.co.uk)**



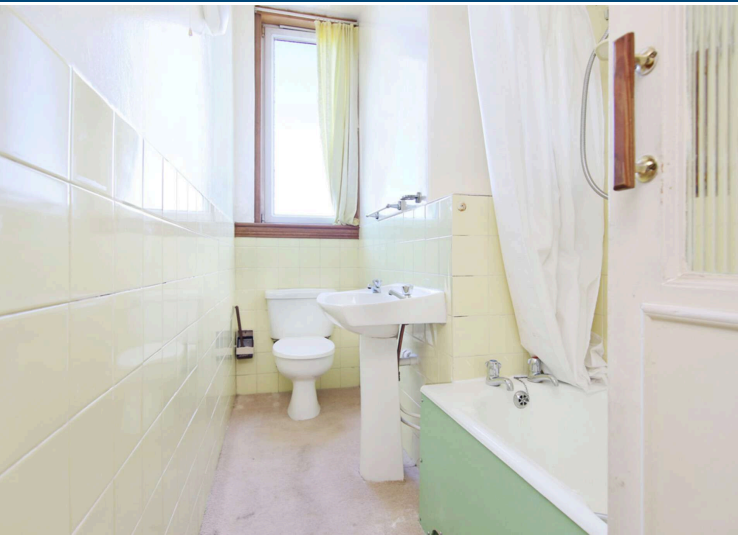
# About the Property

Boasting an enviable view over Harrison Park this 1 bedroom 1st floor flat offers an excellent opportunity for a young professional or investor looking to make their own mark on a property. Local amenities are within walking distance with Harrison Park & the Union Canal providing excellent local walking paths.

The interior is bright and well proportioned throughout and there is a secure entry-phone system and communal drying area.

## Extras

Property to be sold as seen with no warranties given for the appliances.





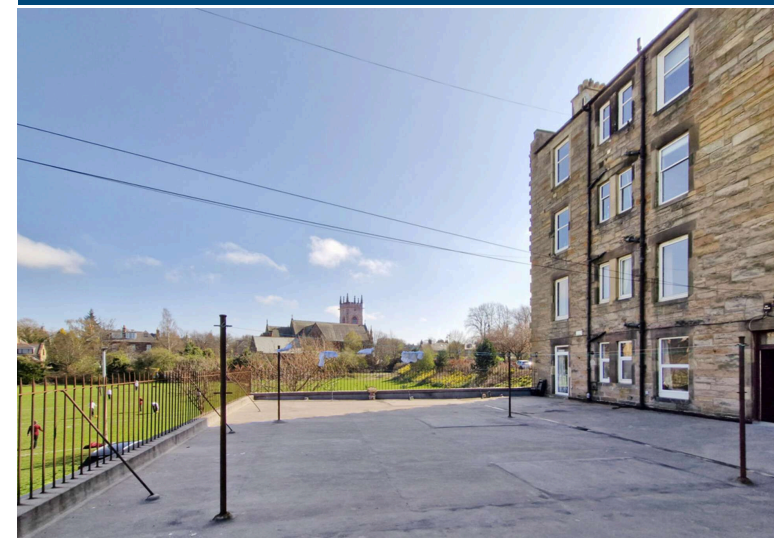
**103/1 Harrison Road, Edinburgh EH11 1LT**

**Total Area: 80.3 m<sup>2</sup> ... 864.4 ft<sup>2</sup>**

All measurements are approximate and for display purposes only

## Location

Shandon lies a short distance to the southwest of Edinburgh's city centre. There is a good range of local amenities within the immediate area, for further larger shopping requirements Edinburgh West Retail Park at Chesser is close to hand. Recreational facilities include the green open space of Harrison Park, the Union Canal with direct access to the cycle network, Craiglockhart Sports Centre and Fountain Park with multiplex cinema, bars and restaurants. 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.





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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.