



# 1/3 Handyside Place

Shandon, Edinburgh, EH11 1ZH



VMH ESTATE AGENTS





## Delightful 2 bedroom first floor flat benefitting from a secure allocated parking space

- Bright sitting/dining room
- Fitted kitchen
- 2 double bedrooms - built-in wardrobes
- Spacious bathroom
- Popular & convenient location
- Close to a variety of local amenities
- Lift & secure entryphone system
- Lovely shared grounds
- Secure underground parking space
- Gas central heating & double glazing



**Offers Over: £235,000**

**EPC Rating: B**

**Council Tax: D**

**Tenure: Freehold**

Further information can be found in the home report.

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# About the Property

Located in the popular and convenient residential area of Gorgie, this superb 2 bedroom first floor flat lies within close walking distance to a variety of local amenities and within easy reach of the city centre. The property forms part of an impressive modern development set with peaceful shared grounds and benefits from an allocated parking space within a secure residents' car park.

The interior is bright and well proportioned throughout with a pleasant outlook over the shared grounds and accessed via a secure entryphone system and lift access.

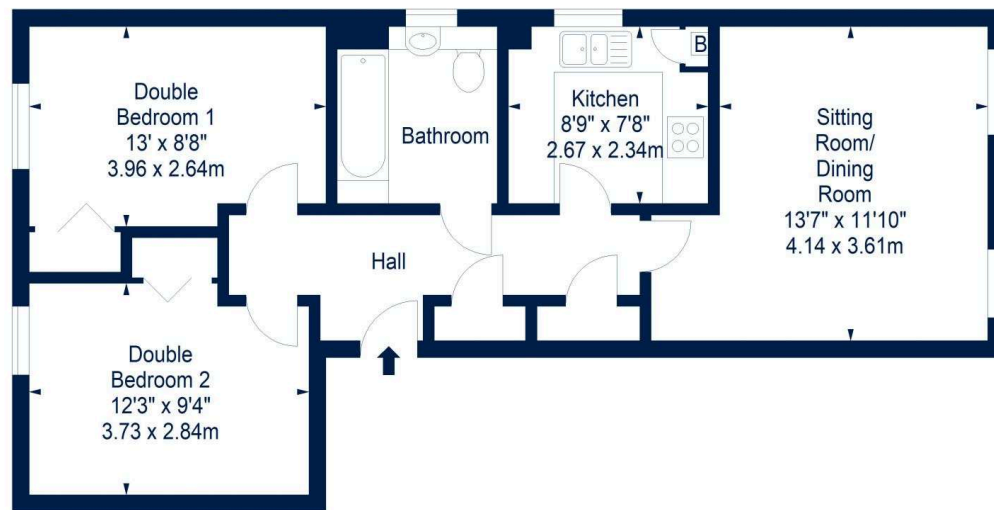
## Management

The development is factored and maintained by Trinity Factors for an approximate monthly fee of £142.00.





## 1 Flat 3 Handyside Place, Edinburgh, Midlothian, EH11 1ZH



Second Floor



Flat - Approx. Gross Internal Area - 660 Sq Ft - 61.31 Sq M

For identification only. Not to scale. © SquareFoot 2025



## Location

Gorgie is within easy reach of the city centre and easily accessible by public transport on Gorgie Road. Haymarket Railway Station is close by and there are excellent bus and tram services giving easy access to the city centre and Edinburgh Airport. There is quick access to the city bypass and the central Scotland motorway network. The immediate area is well served by an excellent selection of local shops as well as a Sainsbury's supermarket within walking distance and an Asda at Chesser which is only a few minutes drive away. The Union Canal walkway and the open space of Harrison Park are within a few minutes walk while further leisure facilities can be found at Craiglockhart Sports Centre or at Fountainpark Multicomplex.

## Extras

All fitted floor coverings, curtains, light fittings, hob, oven, extractor hood, fridge/freezer, dishwasher and washer/dryer are included in the sale price.



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