

Jardine Phillips
Solicitors • Estate Agents

SHANDON

52 HOLLYBANK TERRACE
EH11 1SW



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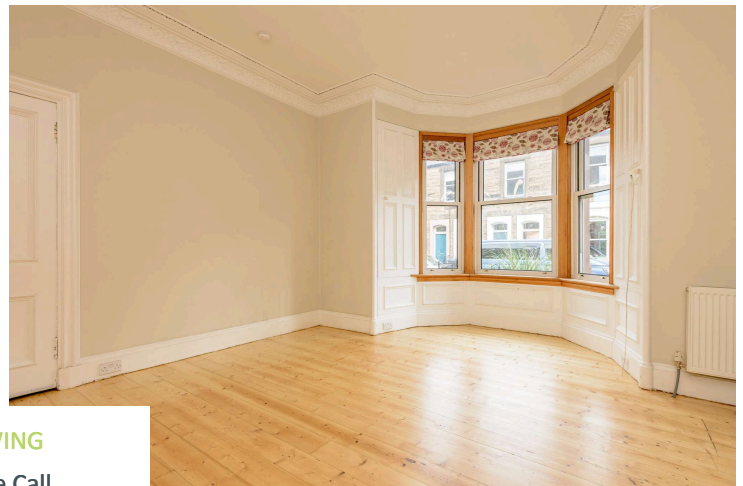
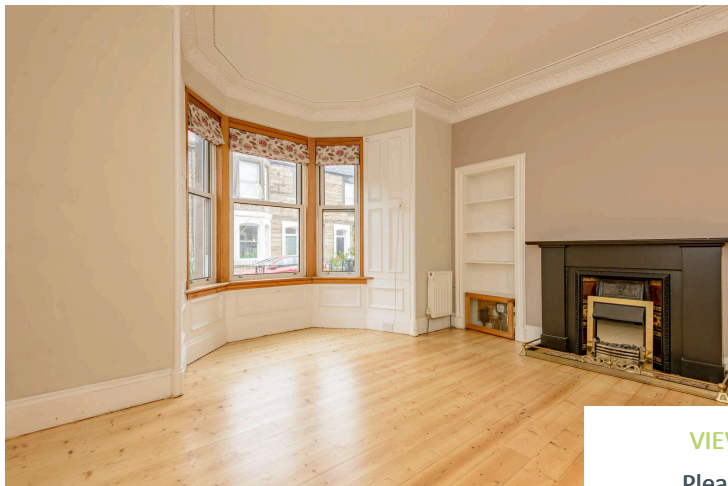
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EPC RATING: D

OFFERS OVER £250,000

PROPERTY DESCRIPTION

- Vestibule with original Victorian tiled floor, leading to hallway
 - Elegant bay windowed sitting room with feature fireplace with electric fire, beautiful cornicing, Edinburgh press & small boxroom off (could also be used as principal bedroom)
 - Spacious kitchen/living/dining room to the rear with range of contemporary units & appliances and lots of space for dining & entertaining
 - Utility room to rear with further fitted units & door to rear garden
 - Double bedroom to rear overlooking the garden
 - Bathroom with tongue & groove panelling, large walk-in mains shower, vanity sink unit & wc
 - Gas central heating from condensing combi boiler located in utility room (replaced 7 years ago)
- The bay window in the lounge has been fitted with replacement uPVC double glazed sash and case units.
 - The remaining windows are traditional timber single glazed sash & case windows
 - A wealth of period features including fireplace, Victorian tiling, windows, cornicing, panelled doors & stripped wood flooring
 - Private front garden & private sunny southwest facing rear garden, mainly laid to lawn with shed & storage cupboard
 - Resident permit parking on the street



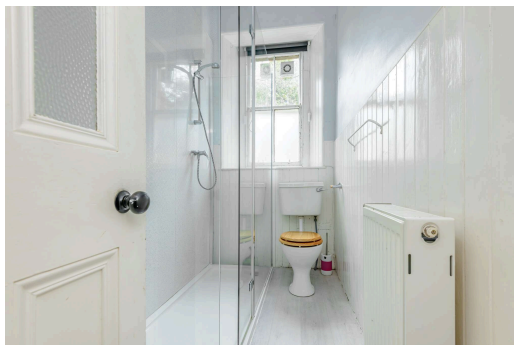
VIEWING

Please Call

Jardine Phillips

0131 4466850





SPACIOUS MAINDOOR FLAT WITH FLEXIBLE ACCOMMODATION - COULD BE ONE OR TWO BEDS - WITH PRIVATE FRONT & REAR GARDENS IN POPULAR SHANDON

This well-presented property is currently arranged as a one-bedroom with two public rooms but could easily be used as a two-bedroom with open-plan kitchen/living/dining room. With the added benefit of a handy utility room, modern bathroom and front & rear gardens. Neutrally decorated and ready to move into, this flat would be perfect for first-time buyers, professionals, downsizers or a young family, being in the catchment for an excellent primary school. Shandon provides a lovely village atmosphere with great local amenities on your doorstep, good local shopping, wide open spaces and strong transport links to the city centre, making it ideal for commuters.

AREA

Shandon is a very popular area in the south of the city which offers a good range of local stores, including Margiotta, together with some lovely independent retailers & coffee shops. Wider shopping is available in nearby Polwarth, Bruntsfield, Morningside, Murrayfield & Chesser. Harrison Park is just a few minutes' walk away, together with the Union Canal walkway providing great walks and outside spaces. Leisure facilities are available close by in the form of Craiglockhart and Fountain Park leisure complexes. Heriot Watt, Napier & Edinburgh Universities and the city's financial centre are all just a short bus journey away. The flat is in the catchment for the well renowned Craiglockhart Primary and George Watsons is also within walking

distance. Numerous bus services are available nearby into the city centre and there is easy access out to the bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, extractor fan, freestanding fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£270,000



Sitting room/principal bedroom

16'11 x 14'5 (5.16 x 4.39m)

Kitchen/living/dining room

16'5 x 10'7 (5.00 x 3.23m)

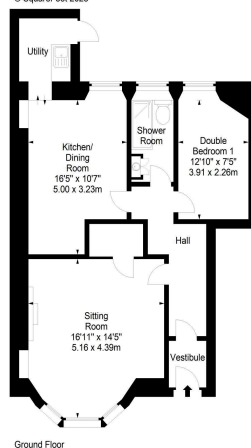
Bedroom

12'10 x 7'5 (3.91 x 2.26m)

Hollybank Terrace,
Edinburgh,
Midlothian, EH11 1SW



Approx. Gross Internal Area
726 Sq Ft - 67.45 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

