

82/12 Harrison Gardens

SHANDON, EDINBURGH, EH11 1SB



Traditional tenement flat that directly overlooks Harrison Park



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McEwan Fraser is delighted to present this spacious one-bedroom to the market. The property forms part of a traditional tenement flat that directly overlooks Harrison Park. This type of tenement flat has a large dining kitchen and box room meaning it can readily be converted into a two-bedroom apartment. Internally, the property would benefit from a degree of upgrading making this an ideal property for a buyer who is keen to make their mark on their new home.

THE LIVING ROOM



Accommodation is focused on a spacious bay-fronted living room which retains a host of the period features that make tenement flats so sought after. There is a high ceiling, an ornate cornice, a feature fireplace, high skirting boards, and an Edinburgh press. To one end of the living room, there is a door to a large box room which would make an ideal study.

THIS IMAGE HAS BEEN VIRTUALLY STAGED

THE BOX ROOM



THE KITCHEN



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There is a large dining kitchen with a range of base and wall-mounted units and space for freestanding appliances.





The bedroom is a spacious double bedroom that retains many of the features that are found in the living room. There is plenty of space for a large double bed and a full suite of bedroom furniture. There is a tiled shower room completed with a white suite and a shower cubicle. Accommodation is completed by a central hallway with integrated storage.

THE SHOWER ROOM



THE BEDROOM

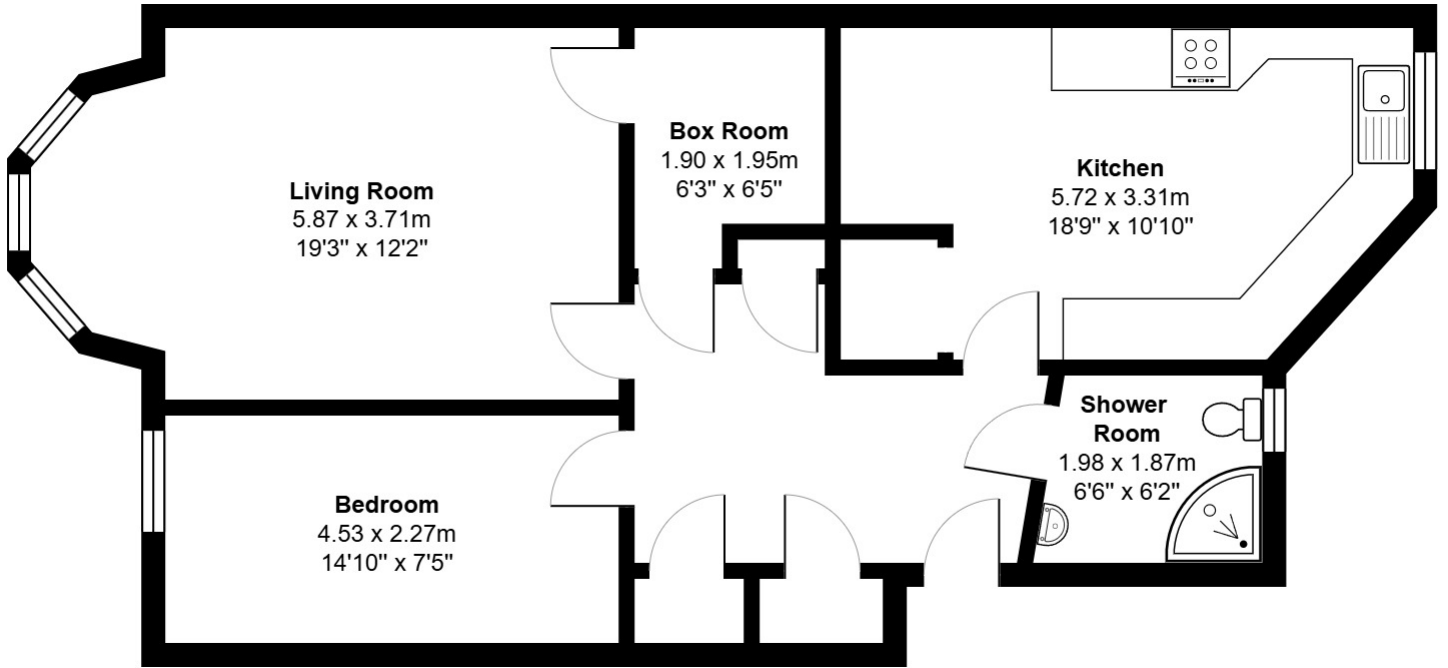


Externally there is a generous communal garden.

EXTERNALS

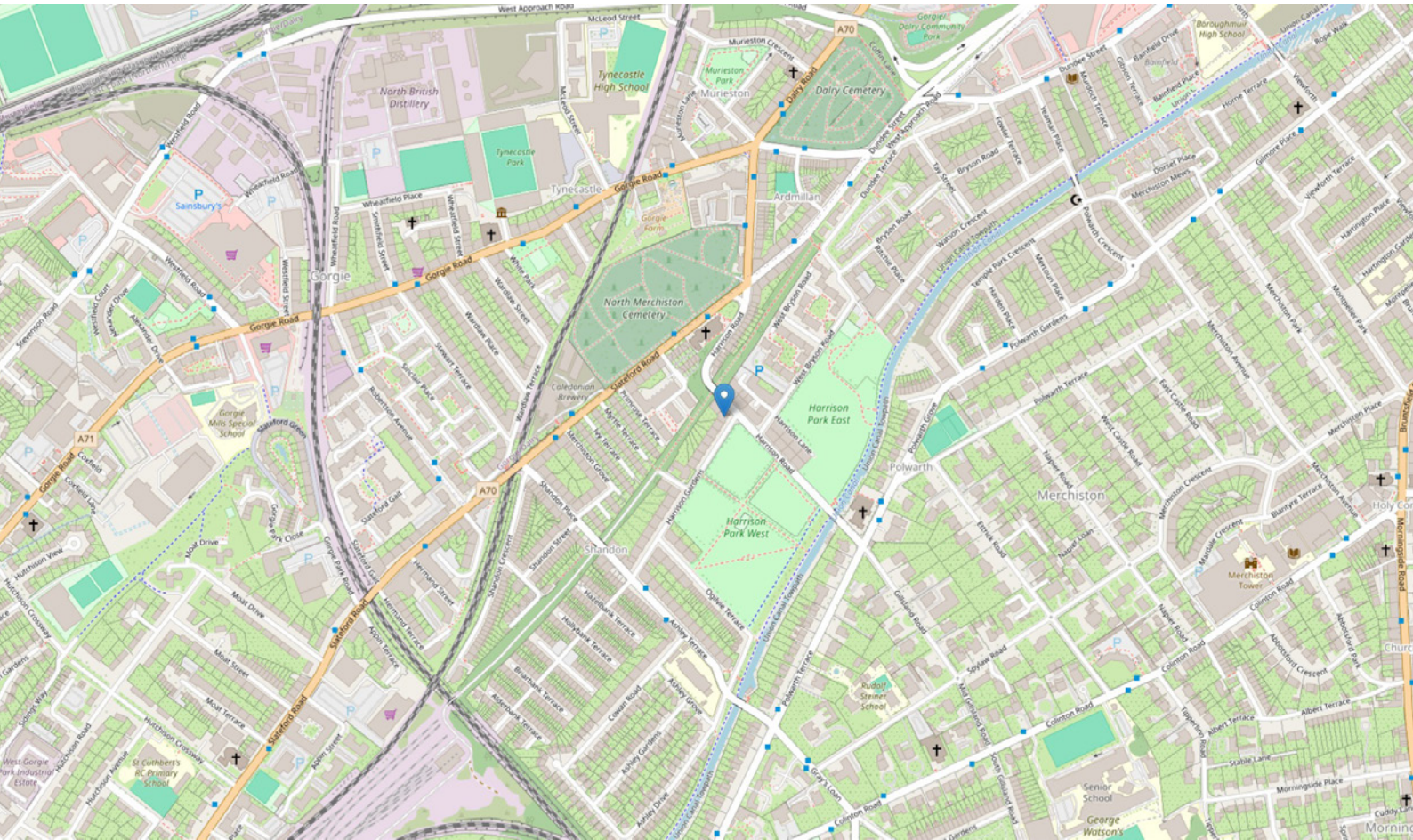


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 66m²
EPC Rating: C



THE LOCATION

Shandon is a popular residential area lying approximately three miles west of Edinburgh city centre. The area is known for its leafy streets, appealing traditional tenements, and open green spaces. Residents of Shandon can take a relaxed stroll in tranquil Harrison Park or cycle along the picturesque Union Canal into the city centre.





View from the living room

Shandon is well served by a range of local amenities, with more extensive shopping facilities in neighbouring Gorgie. Furthermore, bustling Morningside Road, with its charming selection of independent retailers and thriving café culture, is just a short walk away. Shandon is located just minutes from the Fountain Park leisure complex, where you will find a multi-screen cinema, bowling alley, gym, various family restaurants, and pubs under one roof. 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 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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