



13/4 Shandon Street

SHANDON | EDINBURGH | EH11 1QH



MURRAY
BEITH
MURRAY

13/4 Shandon Street

SHANDON | EDINBURGH | EH11 1QH

13/4 Shandon Street is a well-presented top-floor flat forming part of a traditional Victorian tenement. Situated in the popular area of Shandon to the southwest of the city centre, the flat features a spacious living room, dining room, kitchen, two double bedrooms and generously proportioned box rooms.

Entrance hall with two large storage cupboards; bright living room with bay window and a real-flame gas fire with timber mantel piece providing a nice focal point to the room; fitted kitchen with wall & base units; dining room with ample space for a table and chairs; double bedroom 1; double bedroom 2; bathroom with white three-piece suite comprising WC, wash hand basin and bath with shower over; box room / study off the dining room currently configured as an office.

Well-kept communal garden.

Resident parking Zone S5 and meter parking on Shandon Street and the surrounding streets.

Gas central heating.

All fixtures and fittings are included in the sale and whilst believed to be in working order no warranties will be given. Appliances include the fridge freezer, double oven cooker with gas hob and washing machine, all are included in the price and as per Standard Clauses Edition 6 no warranties will be given.

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). Again as per Standard Clauses Edition 6 no warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

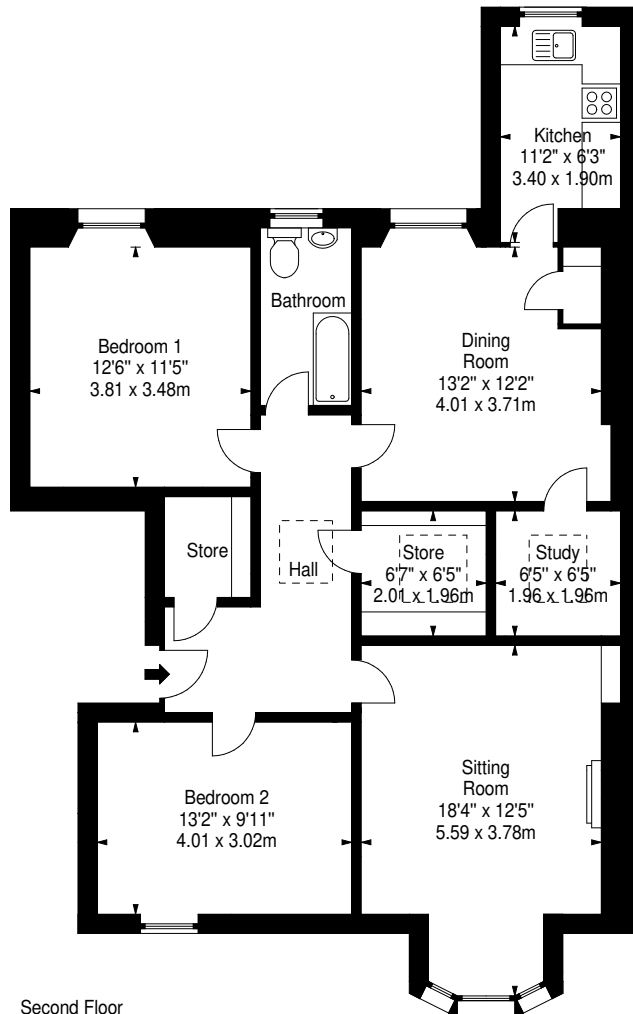




Shandon Street,
Edinburgh,
Midlothian, EH11 1QH



Approx. Gross Internal Area
1036 Sq Ft - 96.24 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Location

Located south-west of the city centre, Shandon is a quiet residential neighbourhood conveniently located for Edinburgh Napier University as well as those wishing to commute into the city centre. There is a choice of an Asda Superstore off Chesser Avenue and a Sainsbury Superstore off Westfield Road, as well as the wide variety of boutique shops in the neighbouring areas of Merchiston, Morningside and Bruntsfield. The new retail plaza at Chesser also offers a range of shops including an M&S foodstore. Local recreational facilities can be found at the Corn Exchange Village, including ten pin bowling, snooker and indoor football and the Fountain Park leisure centre, an entertainment hub featuring Nuffield Health gym, a multiscreen cinema, arcade, bowling alley and an abundance of restaurants and bars. Further recreational facilities can be found at Meggetland Sports Complex and Craiglockhart Sports and Tennis Centre. Local schooling is very well represented at primary and secondary levels in both the private and public sector. The property is conveniently located for the Water of Leith and Union Canal walkways, providing pleasant walks and cycle routes. Public transport is well represented with regular bus services to and from the city centre from Shandon Place and Slateford Road. The city bypass is easily accessible via Slateford Road, providing access to Edinburgh Airport and the major road networks of central Scotland.



Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ

T: 0131 225 1200 F: 0131 225 4412 E: property@murraybeith.co.uk W: www.murraybeith.co.uk

The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2025 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.