



11/4 Shandon Place  
SHANDON | EDINBURGH | EH11 1QN

  
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solicitors & estate agents



## 11/4 Shandon Place

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Most appealing, superbly proportioned traditional two bed first floor flat much enhanced by a great mix of modern fittings and lovely period features. Set in a highly sought after area, the property is conveniently placed for Harrison Park, the Union Canal walkways and great transport links to the City Centre.

A stylish, ready to move into flat in an exceptionally popular area is on offer here. Sun streams into the south-west facing living room throughout the bay window. You'll find ample free floor space here for both relaxation and entertaining in a room retaining period style features including decorative cornicework and ceiling rose, sanded flooring and a mantelpiece with living flame effect fire. White gloss units set next to solid wood worktops feature within the kitchen and the bathroom is fitted with a white suite, mixer shower and neutral tone tiled surrounds. There are two double sized bedrooms, one benefiting from a deep store cupboard with light. Further storage is provided by cupboard space off the entrance hallway. An entry phone system ensures secure access to the tiled communal stairway and out to the well kept shared garden at the rear of the building.

- Sunny bay windowed living/dining room
- Fitted kitchen
- Two double bedrooms
- Bathroom
- Entrance hall with storage
- Double glazing
- Gas central heating
- Security entry phone system
- Shared rear garden
- Residents' permit parking
- Close to Harrison Park and the Union Canal

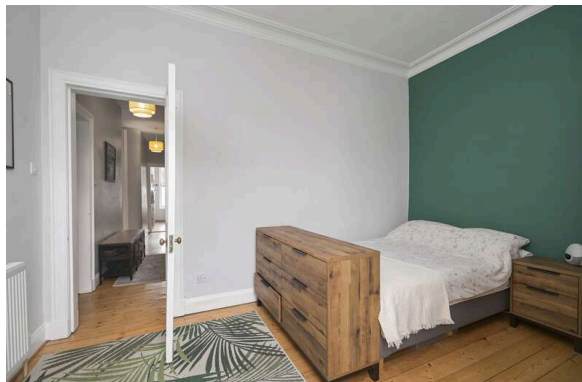
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

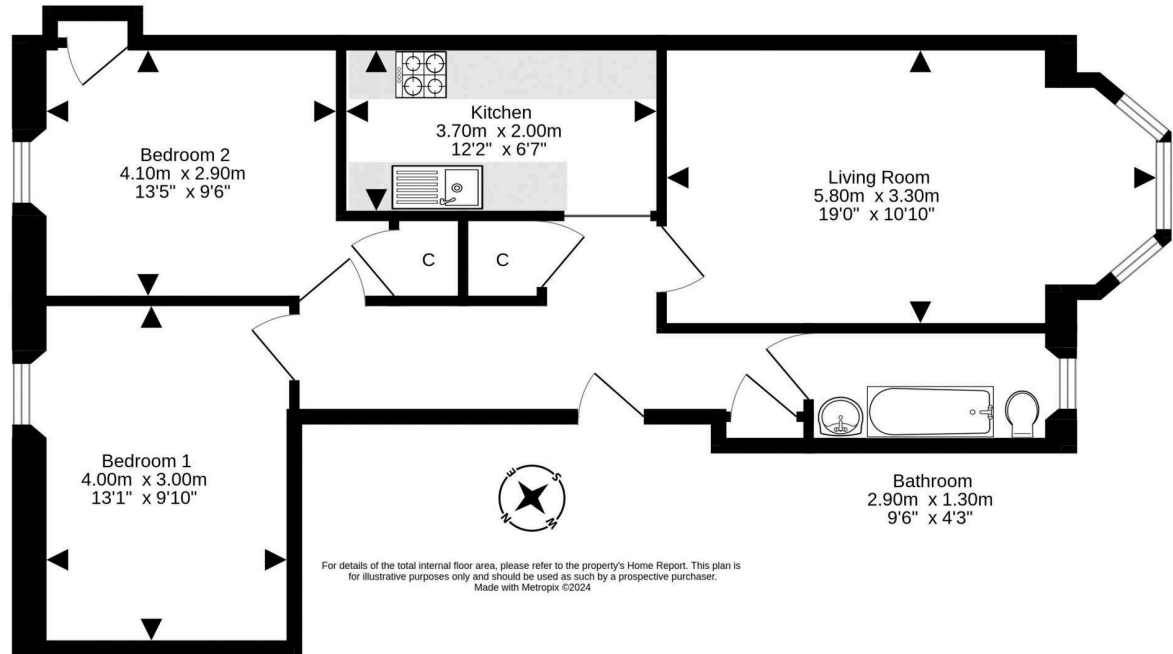


All integrated kitchen appliances, chandelier, curtains, blinds are included in the sale.

EPC Rating C

Shandon is an ever popular area with a great community spirit, at the heart of which lies the green expanse of Harrison Park, where the locals can meet up to enjoy the gardens, children's play areas, football pitches and tree lined walkways. The Park is bordered by the Union Canal, which is a popular walking or cycling route into the City Centre. Local shops in the vicinity include Margiotta's Food and Wine store and Lidl, plus Sainsbury and Aldi in neighbouring Gorgie. Leisure wise the choice is excellent and includes a number of bars and restaurants with further facilities to be found at the impressive Fountain Park Leisure Complex. All the city centre attractions can be easily reached by way of regular bus services from the nearby main routes. Schooling is well represented from nursery to senior level, with Napier and Edinburgh Universities on hand for the more mature student. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport Haymarket railway station is a short journey away.





22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

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