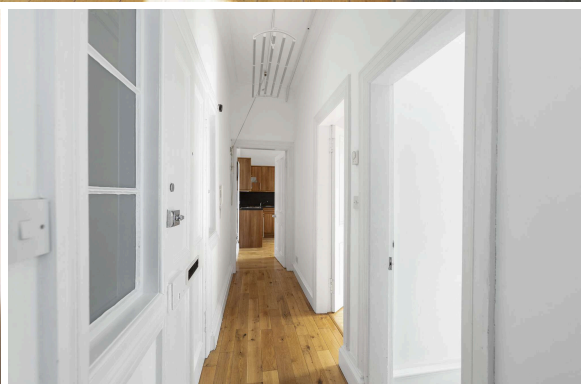
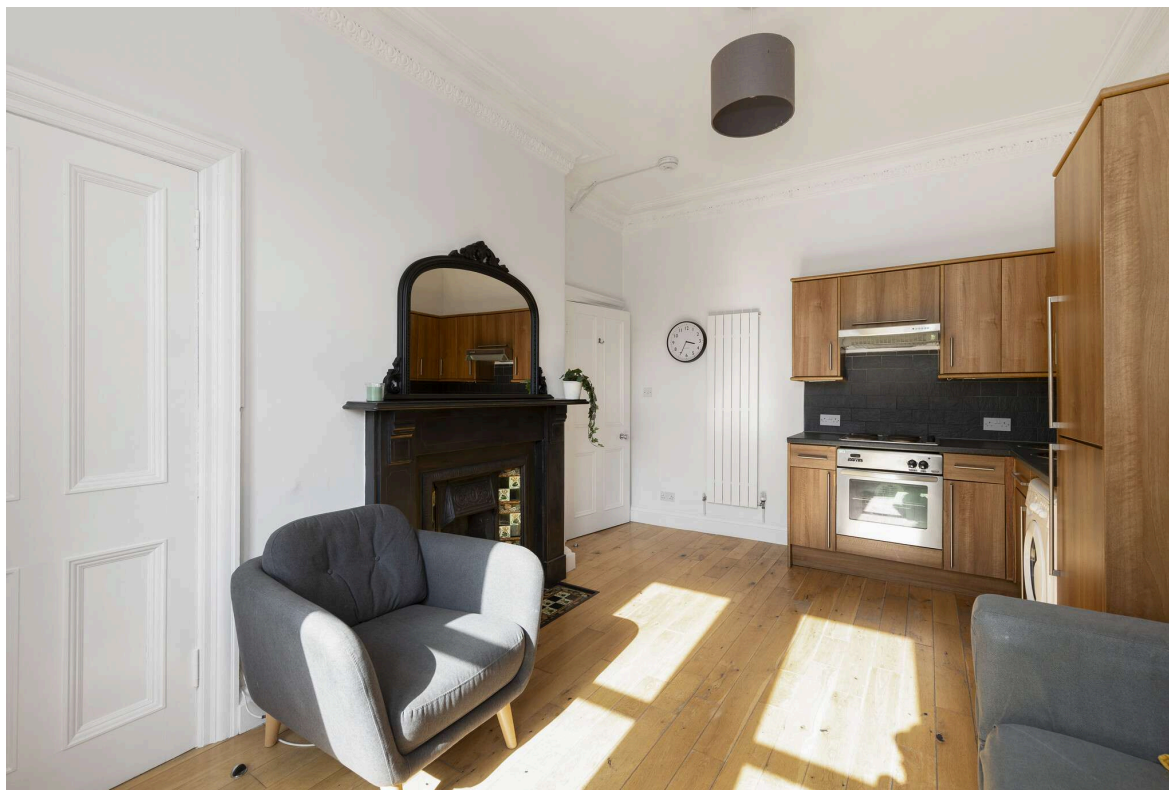




97/2 Harrison Road
SHANDON | EDINBURGH | EH11 1LT


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97/2 Harrison Road

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This bright and stylish traditional first-floor flat enjoys a lovely south-west facing aspect directly overlooking Harrison Park, in a sought-after residential area just a short walk from the Union Canal's scenic walkways — perfect for those who enjoy green space and city living.

The property is full of charm and character, and viewing is highly recommended. Thanks to its south-west orientation, every room is flooded with natural light and benefits from a peaceful, leafy outlook onto the park. The spacious living room features a twin window, natural wood flooring, and period details like decorative cornicing and a tiled mantelpiece, with a gas fire currently not in use.

The well-designed open plan kitchen offers plenty of storage and works well as a practical cooking space. The bathroom and en-suite are both finished with clean, modern white suites. The main bedroom includes built-in storage and wooden flooring, while the second bedroom is a cosy space with a lovely corner cast-iron mantelpiece.

Shared terrace perfect for activities such as light gardening, drying clothes naturally, or making clever use of the space for bikes, garden furniture, or outdoor storage.

- Welcoming entrance hallway
- Bright twin window living room
- Fitted open plan kitchen
- Main bedroom with built-in storage and en-suite
- Second bedroom with period feature
- Gas central heating and double glazing
- Security entry system
- Shared terrace
- Permit and pay parking on street

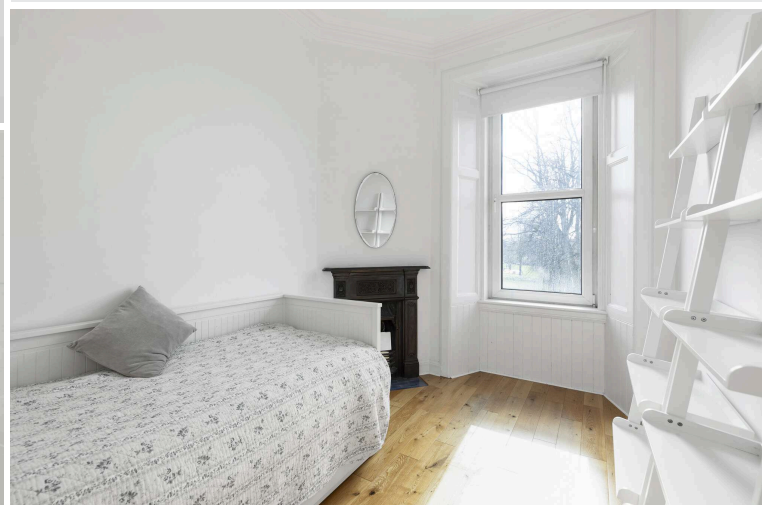
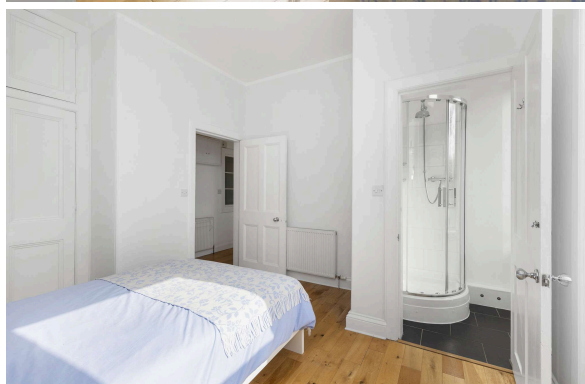
EPC Rating C, Council Tax Band C.

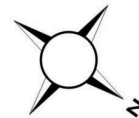
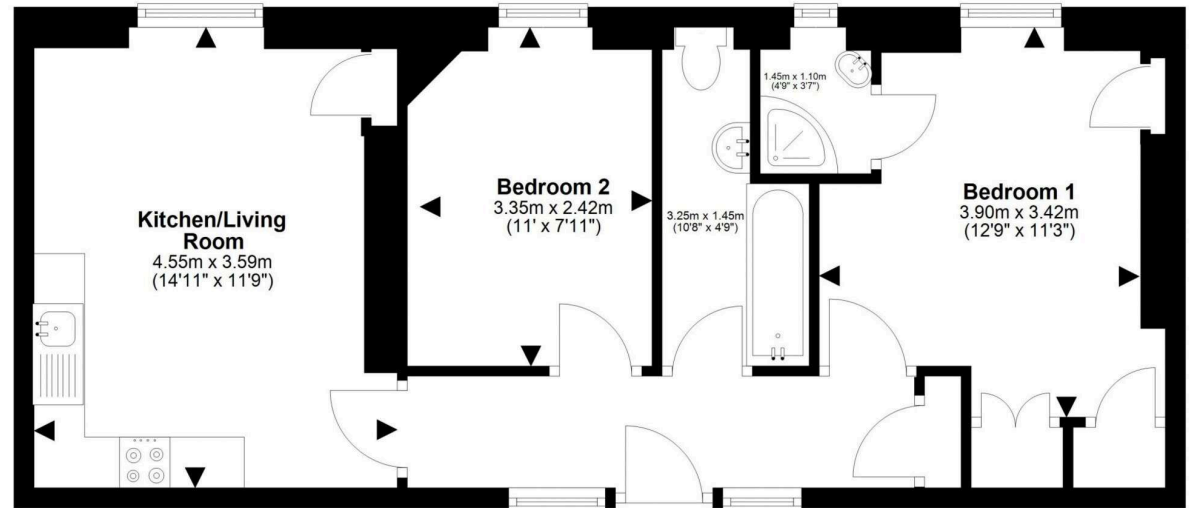
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All blinds and kitchen appliances will be included in the sale, while most items of furniture can be included with separate negotiation.

The ever-popular Shandon area of Edinburgh sits just south of the city centre, making it a great location for those wanting easy access to town. The flat is just minutes from the wide range of shops, caf s, and local services in Shandon, Gorgie, and Dalry - ideal for everyday needs and weekend plans. There's no shortage of places to unwind, with bars, restaurants, and the vibrant Fountain Park Leisure Complex all nearby. Green spaces like Harrison Park and the Union Canal offer great spots for walks, runs, or just relaxing outdoors. In the other direction, you're close to the buzz of the West End and Tollcross for even more options. The area is well suited for students and young professionals alike, with good access to both Napier and Edinburgh Universities. Getting around is easy thanks to excellent public transport links and quick access to the city bypass and motorways. Haymarket station is also just a short hop away for train travel further afield.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.