



46 Ogilvie Terrace
SHANDON | EDINBURGH | EH11 1NP

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Set on the desirable Ogilvie Terrace in Edinburgh's sought-after Shandon district, this rarely available end-terraced two-bedroom home offers bright, well-proportioned interiors, a private driveway, and a fully enclosed rear garden, an exceptional opportunity to create a truly bespoke Edinburgh residence.

A welcoming entrance hallway opens into a generously sized bay windowed living room filled with natural light and enjoys views to Harrison Park. From here, doors lead separately to a rear dining room and a kitchen, with the kitchen providing direct access to the private back garden, perfect for easy outdoor enjoyment. Upstairs, two spacious double bedrooms provide comfortable accommodation, complemented by a bathroom with a classic three-piece suite. While the property is now in need of cosmetic upgrading and modernisation, it presents outstanding potential to craft a stylish home tailored to individual taste.

Additional benefits include gas central heating, double glazing, a large rear cellar for excellent storage, and private gardens to the front and rear. A private driveway to the front completes the appeal. Enjoying a prime location close to excellent local amenities, highly regarded schools, green open spaces, and swift transport links into the city centre, this characterful end-terraced home offers superb scope for renovation. Early viewing is strongly advised.

Main Accommodation

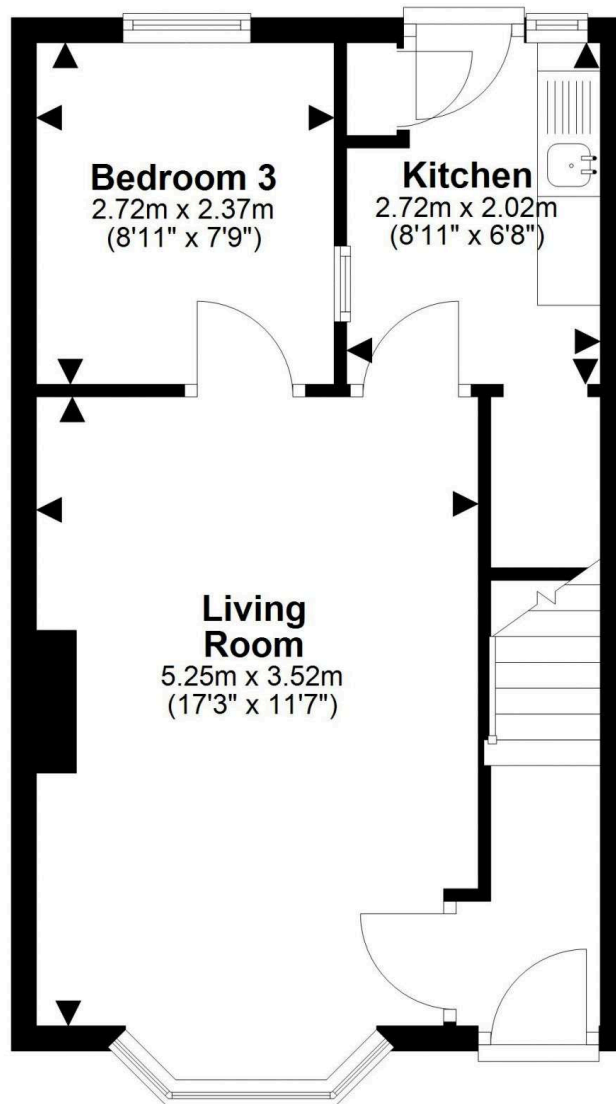
- Two bedroom end terraced house in the highly sought after Shandon district
- Entrance hallway leading into the main living room and upper accommodation
- Bright and spacious bay windowed front-facing living room
- Separate dining room / 3rd bedroom set to rear
- Kitchen with direct access to the private rear garden
- Two well-proportioned double bedrooms on the upper floor
- Bathroom with three-piece suite
- Large rear cellar providing excellent storage
- Private driveway and enclosed front garden
- Fully enclosed rear garden
- Gas central heating and double glazing

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

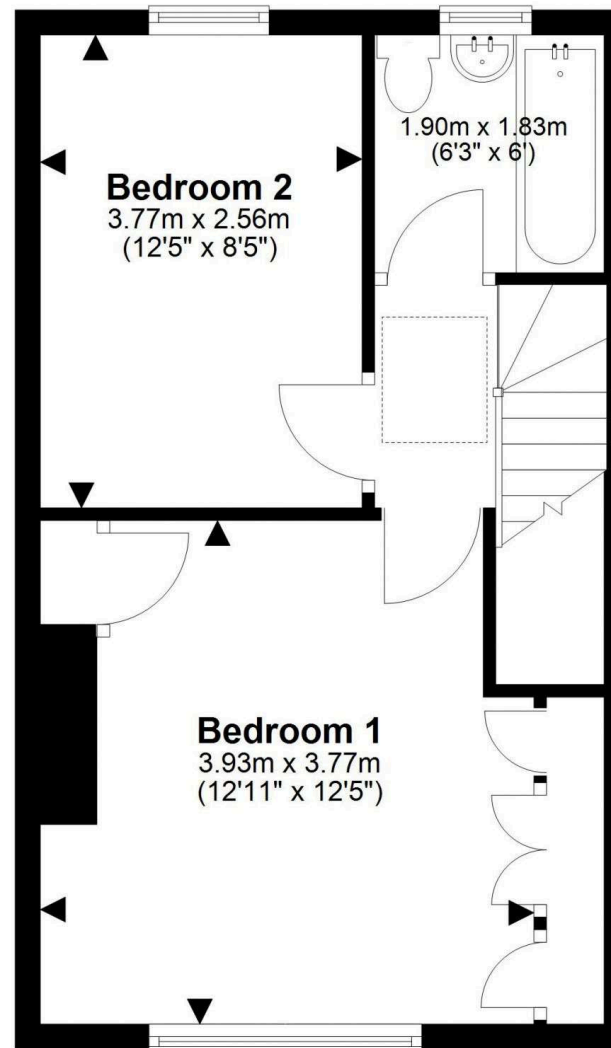


Property sold as seen. EPC: C CT: D

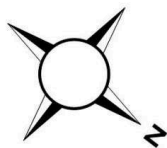
Shandon is an ever popular area with a great community spirit, at the heart of which lies the green expanse of Harrison Park, where the locals can meet up to enjoy the gardens, children's play areas, football pitches and tree lined walkways. The Park is bordered by the Union Canal, which is a popular 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. Leisurewise 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.



Ground Floor



First Floor



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.