



71/16 Harrison Road
SHANDON | EDINBURGH | EH11 1EQ


warners
solicitors & estate agents



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Well presented one-bedroom, third floor apartment situated in the sought-after Shandon area of Edinburgh, west of the city centre.

This beautiful property has been tastefully decorated to a high standard throughout and is offered to the market in move in condition. The open plan kitchen/living/dining room is of an excellent size and forms the main public space in the property, boasting south west facing views across Harrison Park to the Pentlands beyond, letting in an abundance of natural light. It also features a large built-in storage cupboard. The double bedroom is of an excellent size and benefits from integral wardrobe storage. Further storage space is afforded by cupboards off the entrance hallway, and a contemporary bathroom completes the internal accommodation.

Outstanding nearby amenities include the Fountain Park complex, and the property is conveniently located to offer easy access to excellent public transport links.

Offering immense appeal as a first-time purchase in addition to holding investment potential, early viewing is essential.

- One bedroom apartment
- Excellent local amenities
- Kitchen/living/dining room
- Double bedroom
- Bathroom
- Entrance hallway
- Double glazing
- Secure underground parking

Energy Rating C. Council Tax band C.

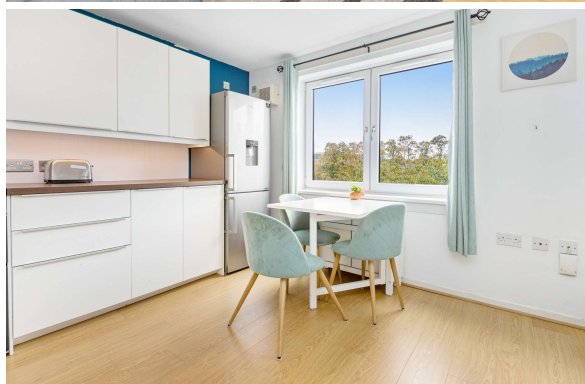
Included in the sale will be the curtains, fridge, dishwasher, cooker kettle, and toaster. Other items of furniture may also be available.

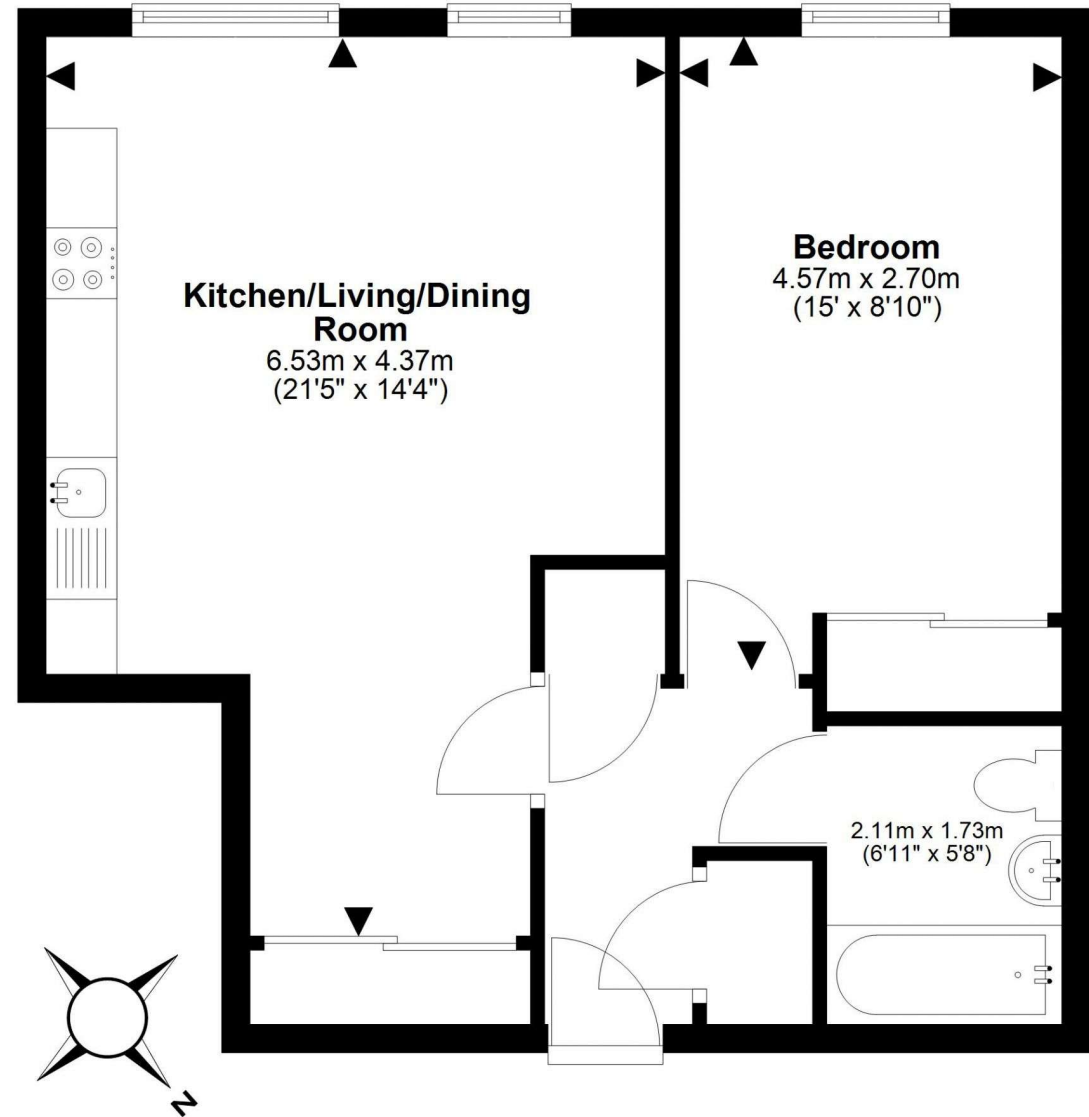
Factor fee of £100 per quarter approx.

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



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.





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.