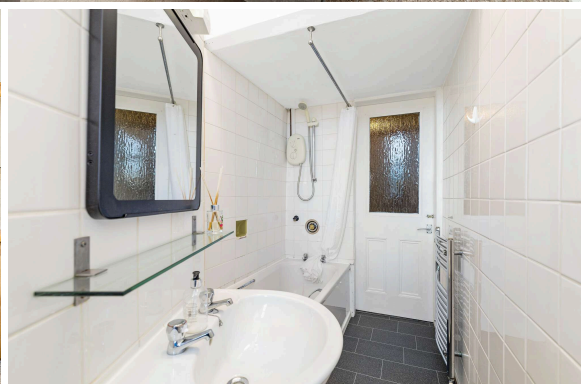




38 (1F3) Harrison Gardens
SHANDON | EDINBURGH | EH11 1SG

warners
solicitors & estate agents



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Boasting panoramic views over Harrison Park this spacious first floor apartment is set in a handsome traditional tenement in the highly sought-after Shandon area. The property is moments from the union canal, excellent amenities, quick transport links and now requires modest upgrading to make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming and wide entrance hallway with deep storage cupboard and ample sized box room, a bright bay windowed lounge with stunning views over the park, a large dining kitchen with pantry cupboard and generous dining space, a well-arear garden facing double bedroom and the flat is completed by a bathroom with white three piece suite. Externally there is a well-kept communal garden and permit parking on street.

- Handsome traditional tenement in Shandon area
- First floor apartment overlooking the park
- Welcoming hallway with box room
- Bright bay windowed lounge
- Large dining kitchen
- Spacious bedroom
- Bathroom with three piece suite
- Well-kept communal garden

Extras included in the sale are the curtains, gas cooker, fridge freezer and washing machine. Other items may be available by separate negotiation.

Energy rating C. Council Tax band D.

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



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, cafés, 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.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

