



69/8 Harrison Road, Edinburgh, EH11 1EQ

Description

Well-presented and generously proportioned third floor flat that forms part of the modern development, situated at the Polwarth end of the Shandon area. The property has pleasant views towards Harrison Park and is located in a quiet residential area which is also very convenient for the City Centre. There is an enjoyable walking route nearby which runs along the Union Canal to the City Centre. The property has a secure Entryphone system, electric heating and it is fully double glazed. The development also has secure underground parking within a private car park.

The accommodation comprises:

- Entrance hall with three storage cupboards
- Generous living/ dining room with oak style laminate flooring
- Two spacious double bedrooms, both of which have built-in wardrobes
- Fitted kitchen with a range of beech effect wall and base mounted units, with laminate worktops with inset stainless steel sink; the appliances includes electric hob with extractor hood, electric fan oven, washing machine, fridge freezer
- Partially tiled family bathroom fitted with a WC, wash basin and bath with Mira electric shower over



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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Outside and Gardens

Unallocated private secure underground car park with fob access. It is accessed from the rear off West Bryson Road. Additional parking is available on street either metered or with a resident's permit obtainable through Edinburgh Council.

Location

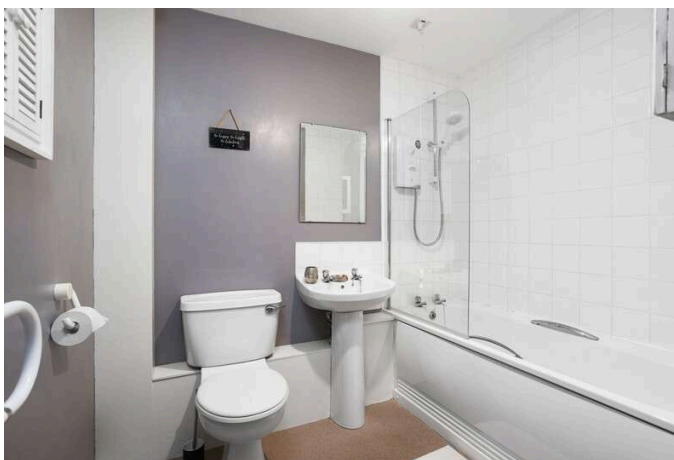
The property is located at the Polwarth end of the Shandon area which is situated just over a mile to Princes Street and Edinburgh City Centre. There is a variety of local shops and café's nearby at Polwarth Gardens. Further shopping facilities and amenities can be found in nearby Bruntsfield and Morningside. Frequent local bus services run along Polwarth Gardens and Dundee Street to the City Centre. Nearby Fountain Park leisure complex has bars, restaurants, ten pin bowling, cinema and health club facilities. It is also well located for Herriot Watt, Napier and Edinburgh Universities.

Factoring

Lowther Property Management are the current factor and maintain the common areas. Factoring is billed quarterly and is understood to be approximately £86.40.

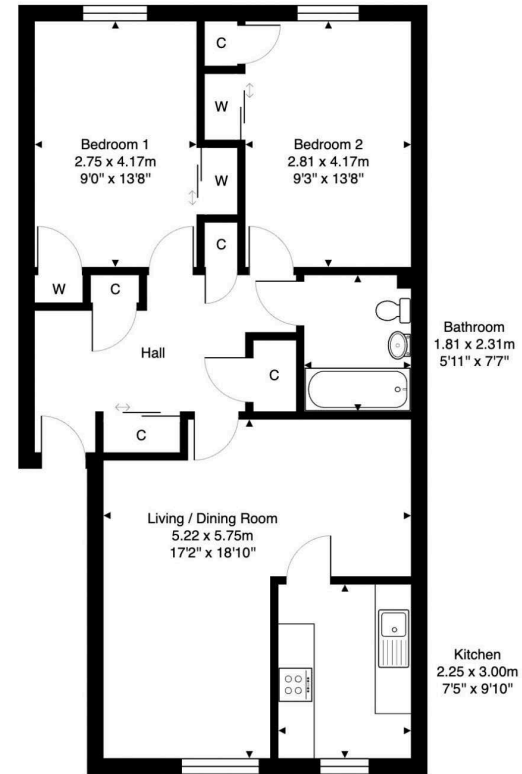
Council tax

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.





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Third Floor



Total Area: 73.9 m² ... 795 ft²

All measurements are approximate and for display purposes only.

DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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