

COULTERS[©]

31 IVY TERRACE

SHANDON, EDINBURGH, EH11 1PJ

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

31 Ivy Terrace is a beautifully presented double upper flat located in the heart of Shandon colonies, one of Edinburgh's most desirable residential areas. This charming home offers a perfect blend of period character and modern living, ideal for professionals, young families, or those looking to upsize in a vibrant and well-connected neighbourhood.

KEY FEATURES



Beautifully presented double upper flat.



Three bedrooms.



Private south-west facing front garden.



On street permit parking.



Superb location close to Harrison Park & the canal.



Excellent local school nearby.



EPC Rating - D



Council Tax Band - D





The property comprises three bright bedrooms, a spacious sitting room to the front of the property, and a stylish, contemporary kitchen with dining space, island and integrated appliances include fridge freezer, oven, four ring gas hob with extractor hood and light. Every room is thoughtfully designed to maximise natural light and space, creating a warm and inviting atmosphere throughout. The flat also benefits from a large four-piece family bathroom with separate shower, newly renovated downstairs WC and utility room with ample storage.

One of the standout features of this home is the private, south-west facing front garden-a rare find in this part of the city. Perfect for relaxing, entertaining, or enjoying a quiet morning coffee, the garden offers a peaceful outdoor retreat. On-street permit parking is also available, adding to the convenience of city living.





THE LOCAL AREA

Shandon is a highly sought after residential area situated approximately 1.5 miles from the City Centre. The area boasts a wide variety of recreational facilities that include Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre and Fountain Park Leisure Complex which has a range of restaurants, cinema and a Nuffield health centre as well. The proximity to the Canal makes it easy to cycle or walk into the city centre.

The area is served by both public and private schools that include the popular Craiglockhart Primary and George Watson's College. There is a wide variety of shopping facilities within the vicinity including a superb Margiotta's, a 24 hr Asda, Edinburgh West Retail Park, plus a Lidl and Aldi.

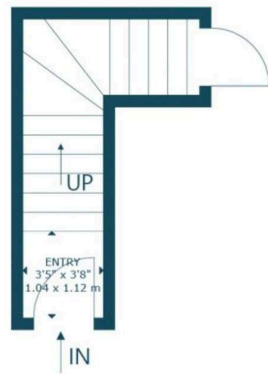
A wide selection of buses run along Slateford Road and the bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network.

EXTRAS

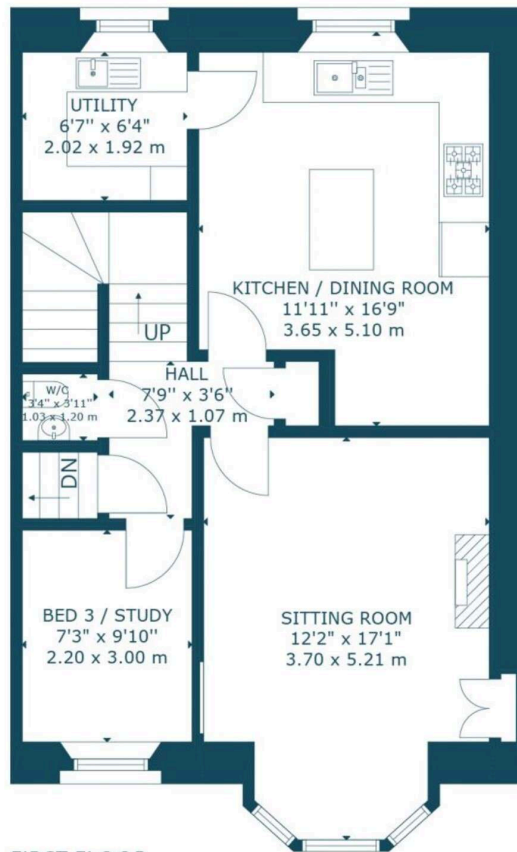
All carpets, light fittings (excluding lampshades and light over the kitchen table) blinds, wall shelves and cabinets (excluding those in the kitchen) and tumble dryer are included in the sale price, as are the kitchen appliances (excluding the tumble dryer).



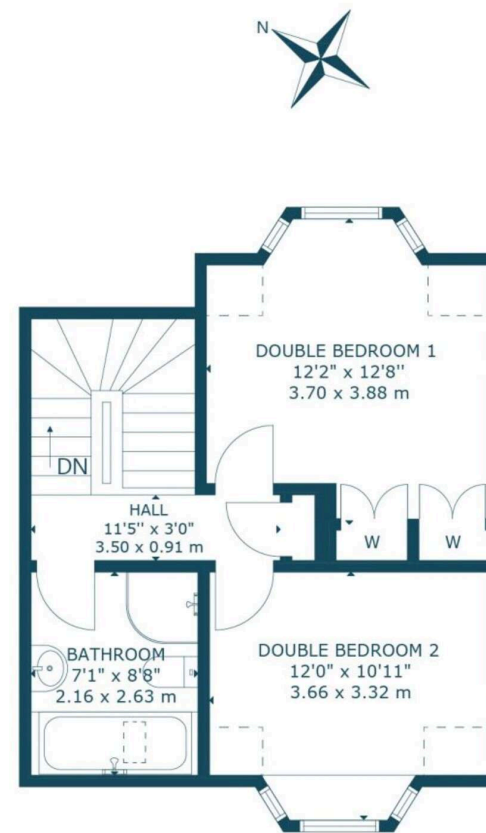




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

31 IVY TERRACE, SHANDON, EDINBURGH, EH11 1PJ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 969 SQ FT / 90 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.