

COULTERS<sup>©</sup>

# 18 PRIMROSE TERRACE

SHANDON, EDINBURGH, EH11 1PD

 2 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Tucked away in a peaceful position at the very end of this charming cobbled terrace, this is a beautifully presented end-terrace lower colony flat with its own private garden and rare benefit of a driveway.

Set within the sought-after Shandon Colonies, the property enjoys a quiet and leafy setting, while still being just moments from Harrison Park and the Union Canal. A real standout is the private garden to the front, which offers a delightful mix of lawn, paved seating area, garden shed, and drying line. A gated path at the side of the property provides direct access onto a pedestrian route that leads straight into Harrison Park — a much-loved green space right on the doorstep.

## KEY FEATURES



End terrace lower colony flat.



Well-presented with two bedrooms.



Lovely private front garden.



Rarely available private driveway.



Superb location close to Harrison Park & the canal.



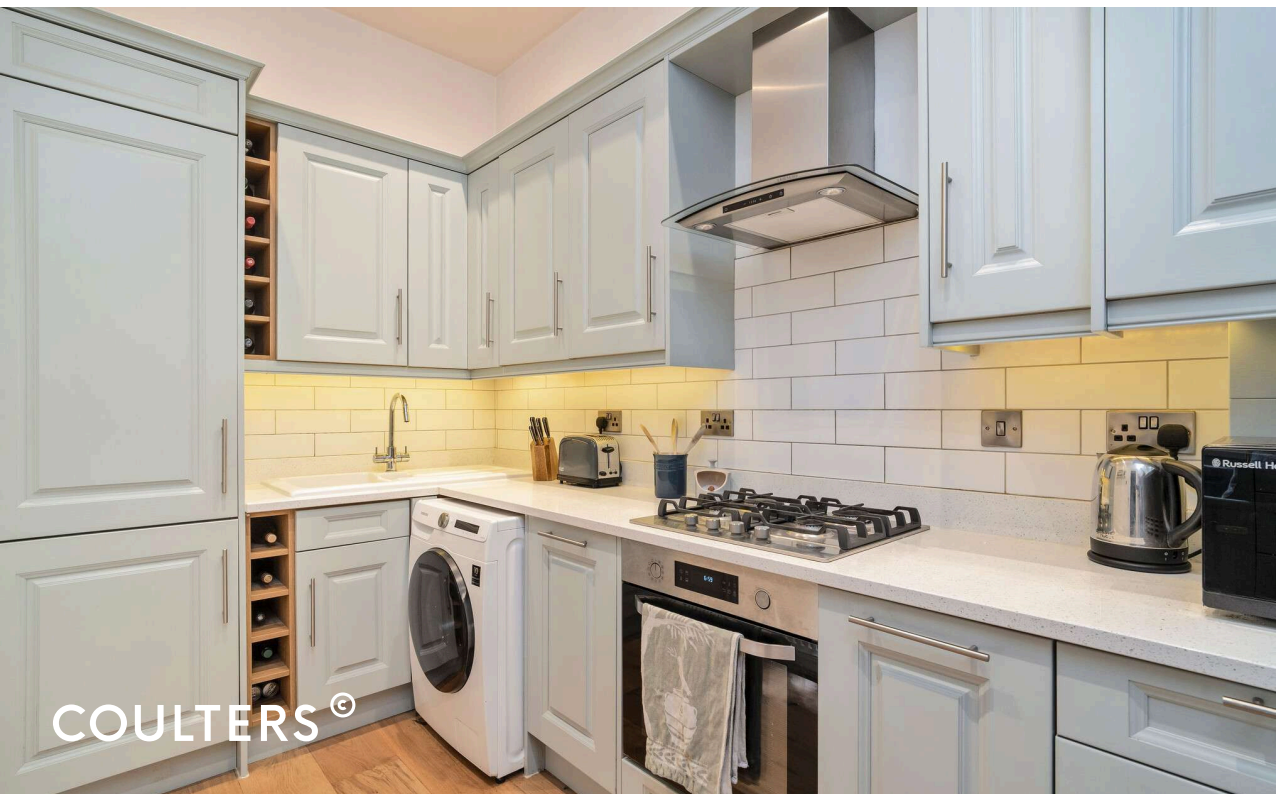
Local shops and cafes a short walk away.



EPC Rating - C



Council Tax Band - C







Internally, the flat is very well presented, with a bay-windowed sitting/dining room and an adjoining kitchen with shaker style cabinetry and a charming window seat. There are two bedrooms, one a generous double bedroom with Edinburgh press, the other a single room or ideal study. The stylish shower room and separate WC are both situated off the hall along with a large storage cupboard.

With gas central heating, double glazing, and a private drive — an exceptional advantage in this location — this is a rarely available home in a popular pocket of Shandon. Ideal for first-time buyers, downsizers, or professionals seeking quiet living with a great selection of local amenities and green space close at hand.







## THE LOCAL AREA

Primrose Terrace is located in the popular area of Shandon to the southwest of Edinburgh. There are a wide range of amenities in the immediate area from cafes, bars and restaurants to local shops including a Margiotta just a couple of minutes' walk away. Larger supermarkets can be found at the Lidl on Slateford Road, ASDA Chesser or the Edinburgh West Retail Park which has a good selection of shopping facilities including a Costa Coffee and M&S Food Hall. Fountain Park is also a short distance with restaurants, a bowling alley, Cineworld cinema and Nuffield Health and Leisure facility. Enjoying the outdoors could not be easier with direct access to the beautiful walkways and cycle network on the Union Canal and the open green space of Harrison Park. In addition, the area is well connected by a great bus network and Haymarket train station is just a twenty minute walk away. The city bypass is also easily accessible providing good links to the M8 and M9 motorway networks.

## EXTRAS

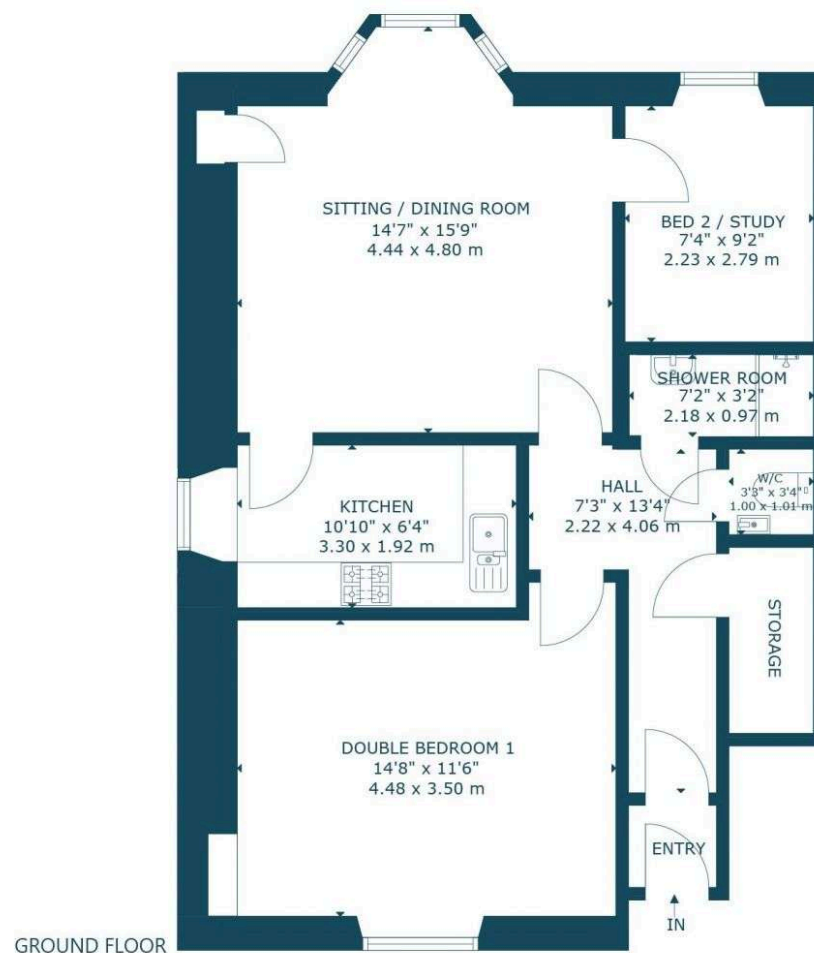
All light fittings, fitted floor coverings, blinds, bedroom curtains and garden shed are included in the sale price. Other items may be available subject to separate negotiation.











18 PRIMROSE TERRACE, EDINBURGH, EH11 1PD  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 714 SQ FT / 66 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.