

**13/4 Shandon Place  
Edinburgh EH11 1QN**

**Offers Over £275,000**

- Beautiful bay window lounge featuring ornate cornice and decorative fireplace
- Kitchen/diner fitted with a range of floor and wall mounted units, large pantry cupboard, gas hob and double oven and white goods available by separate negotiation
- Large double bedroom
- Box room
- Fully tiled bathroom fitted with three-piece suite and twin sinks
- Gas central heating and double glazing
- Well kept communal garden
- Residents permit parking

**Council Tax Band: D**  
**Tenure: Freehold**  
**Shared Ownership: No**





## Flat

This superb one-bedroom flat, located in the highly sought-after area of Shandon, is sure to appeal to a wide range of buyers. Presented in true turn-key condition, the property is ideally suited to first-time buyers, professionals, or investors, and early viewing is strongly recommended.

The accommodation comprises a bright and elegant bay-windowed lounge, enhanced by ornate cornicing, a centre rose, and a decorative fireplace, creating a welcoming space for relaxing or entertaining. The spacious kitchen/diner is ideal for hosting friends and family and is fitted with a range of floor- and wall-mounted units, a gas hob, double oven, and white goods available by separate negotiation. There is a generous double bedroom, along with a versatile box room that would make an excellent home office or occasional guest room. The stylish fully tiled bathroom is fitted with a three-piece suite, featuring a mains shower over the roll top bath and twin sinks with vanity units. Further benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency. Externally, the property enjoys access to a well-maintained communal garden, while residents' permit parking is readily available.

Located just 1.5 miles from Edinburgh city centre, Shandon is a highly desirable neighbourhood. Residents enjoy access to excellent outdoor spaces, including the scenic Union Canal and the much-loved Harrison Park ideal for walking, cycling, and family outings. Nearby Craiglockhart Sports & Tennis Centre offers extensive leisure facilities, while Fountain Park Leisure Complex provides entertainment with a cinema, gym, and a variety of restaurants. Shandon is exceptionally well-served for everyday needs, offering a great selection of nearby shops including Margiotta, a 24-hour ASDA, Sainsbury's, Lidl, Aldi, and the Edinburgh West Retail Park. The area also enjoys excellent transport connections, with numerous bus services providing easy access to the city centre and Haymarket, where local train and tram links are available. In addition, the city bypass is conveniently close, ensuring quick and straightforward travel around Edinburgh and beyond.

**Viewing by appointment on 0131 337 1800**





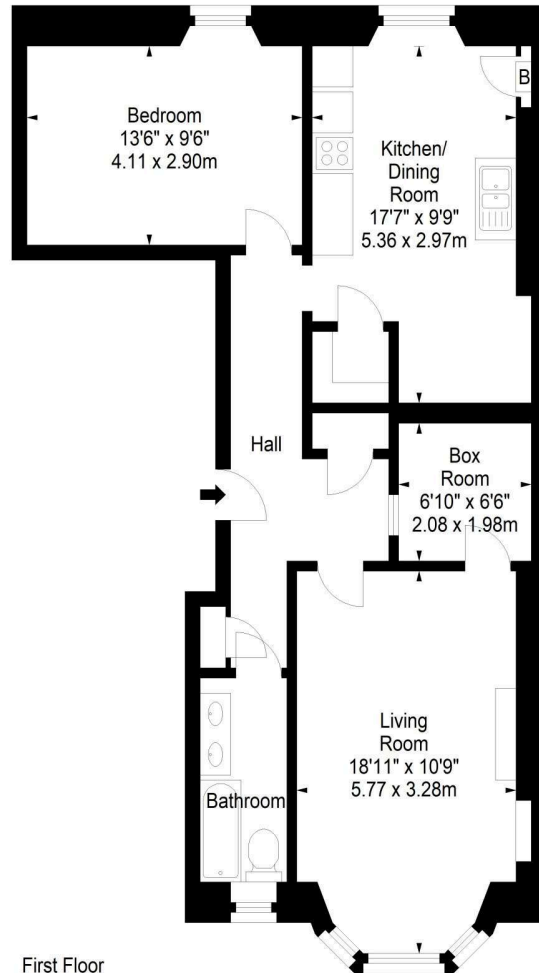
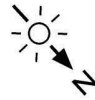




**Shandon Place,  
Edinburgh,  
Midlothian, EH11 1QN**



Approx. Gross Internal Area  
744 Sq Ft - 69.12 Sq M  
For identification only. Not to scale.  
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First Floor



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