

**22 Harrison Gardens, Shandon
Edinburgh EH11 1SQ**

Offers over £465,000

- Traditional two bed plus box room main door flat
- Bay window lounge with period features
- Dining kitchen with direct access to private rear garden
- Two double bedrooms plus versatile box room
- Luxurious bathroom with three piece suite and mains shower
- Double glazing and gas central heating
- Private front and rear gardens
- Residents on street permit parking

Council Tax Band: E

Tenure: Freehold

Annual Service Charge: N



1



2



1



EPC C



Two bed plus boxroom maindoor Flat

Blair Cadell are delighted to bring to market this immaculate two-bed plus boxroom main door flat. Presented in true turnkey condition and ideally located just moments from excellent local amenities and transport links, this outstanding home offers exceptional convenience and style, making it perfectly suited to a wide range of buyers.

Accessed via its own main door, the accommodation opens into a bright and spacious entrance hallway leading to a stunning bay-windowed lounge. Elegant period features, including Edinburgh press, ornate cornicing and a feature fireplace, create a welcoming space ideal for relaxing or entertaining guests. The generous dining kitchen is a true highlight, offering direct access onto a thoughtfully designed private rear garden perfect for alfresco dining and outdoor entertaining. The kitchen itself provides an excellent range of wall and floor-mounted storage units, a useful pantry cupboard, and integrated appliances including an electric oven, hob, and fridge freezer. The adjoining utility area provides additional space for a washing machine and storage. There are two well-proportioned double bedrooms, each offering a peaceful retreat, along with a versatile boxroom that works perfectly as a home office or study. The luxurious bathroom boasts a stylish three-piece suite with a mains shower over bath and the additional benefit of underfloor heating for added comfort. Further highlights include private front and rear gardens, on-street permit parking, gas central heating, and double-glazed windows ensuring excellent energy efficiency.

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.

For everyday needs, there is 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 0131 337 1800

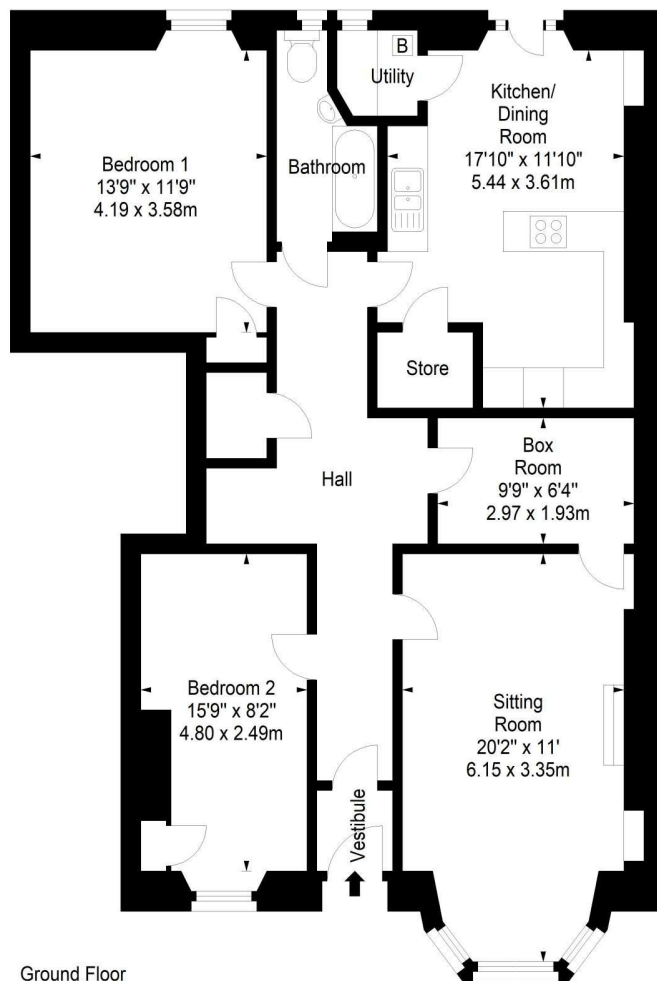
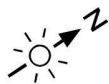




**Harrison Gardens,
Edinburgh,
Midlothian, EH11 1SQ**



Approx. Gross Internal Area
1091 Sq Ft - 101.35 Sq M
For identification only. Not to scale.
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Ground Floor



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