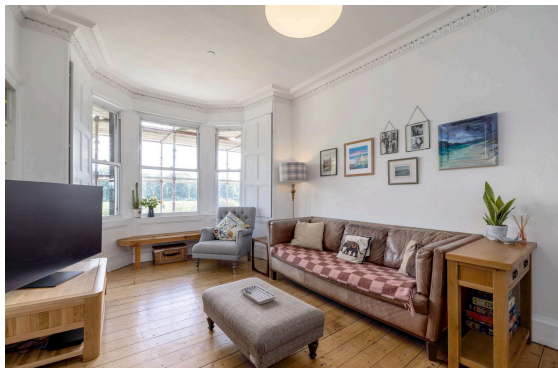


38/9 Harrison Gardens Edinburgh EH11 1SG

Offers Over £435,000

- Beautiful bay window lounge featuring ornate cornice, centre rose and decorative fireplace
- Kitchen/diner fitted with a range of wall and floor mounted units, gas hob and double oven
- Three double bedrooms with master featuring private balcony
- Family bathroom fitted with three-piece suite and mains shower over the bath
- Large study area
- Gas central heating and double glazing throughout
- Well kept communal garden
- On-street permit parking

Council Tax Band: D
Tenure: Freehold



Flat

This superb top-floor double upper tenement flat, situated in the highly sought-after Shandon district of Edinburgh, is certain to appeal to a wide range of buyers. Boasting breathtaking open views over Harrison Park and three generously proportioned double bedrooms, this impressive home offers exceptional space and character. Early viewing is highly recommended.

The accommodation is centred around a stunning bay-windowed lounge, beautifully enhanced by ornate cornicing and an elegant decorative ceiling rose. The elevated position affords magnificent open views across Harrison Park, creating a wonderful setting for both relaxing and entertaining. The spacious kitchen/dining room is fitted with a range of floor and wall mounted units and incorporates a gas hob, electric oven, large pantry cupboard, and a useful utility area. White goods may be available by separate negotiation. The property offers three well-proportioned double bedrooms, with the master bedroom further benefiting from access to a private balcony. The family bathroom is fitted with a contemporary three-piece suite and a mains-fed shower featuring a luxurious rainfall shower head. A bright and welcoming hallway, illuminated by natural light from the skylight, leads through the property and continues to an impressive upper landing. This versatile space is ideal for use as a home office, study area, or reading nook. Further benefits include double glazing and gas central heating throughout. Externally, residents enjoy access to well-maintained communal gardens to the rear, while on-street permit parking is readily available nearby.

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 an excellent 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

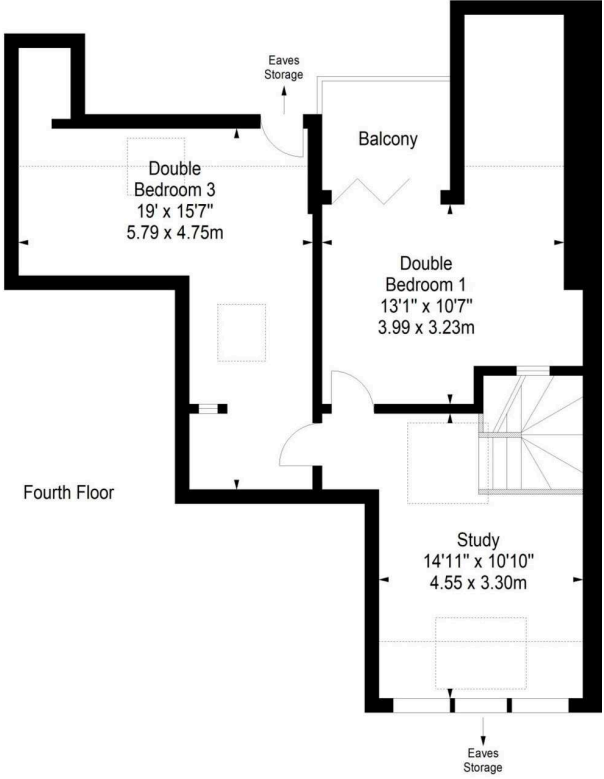
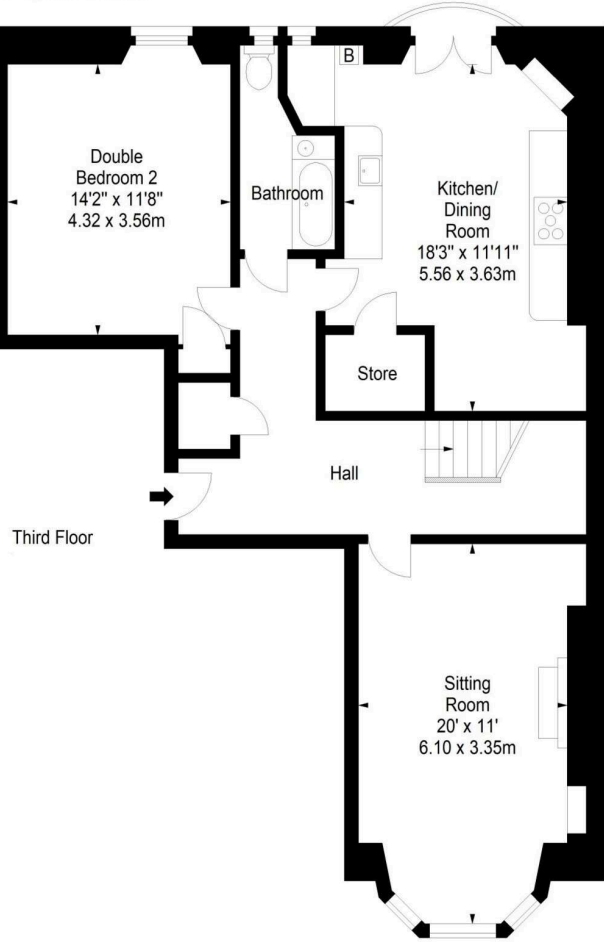




**Harrison Gardens,
Edinburgh,
Midlothian, EH11 1SG**



Approx. Gross Internal Area
1470 Sq Ft - 136.56 Sq M
For identification only. Not to scale.
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