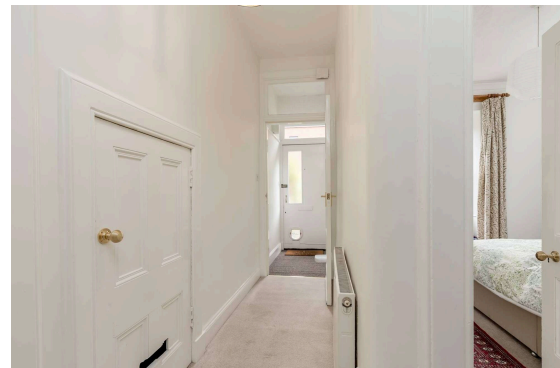


**16 Primrose Terrace
Edinburgh EH11 1PD**

Offers Over £255,000

- 1 bed lower colony
- Entrance hallway with storage
- South facing dining/lounge with multi fuel stove
- Kitchen with ample storage and integrated appliances
- Double bedroom with walk in wardrobe
- Bathroom with two piece suite and shower over bath
- Separate WC
- Double glazing, Gas central heating & private front garden

Council Tax Band: C
Tenure: Freehold



1 bed lower colony

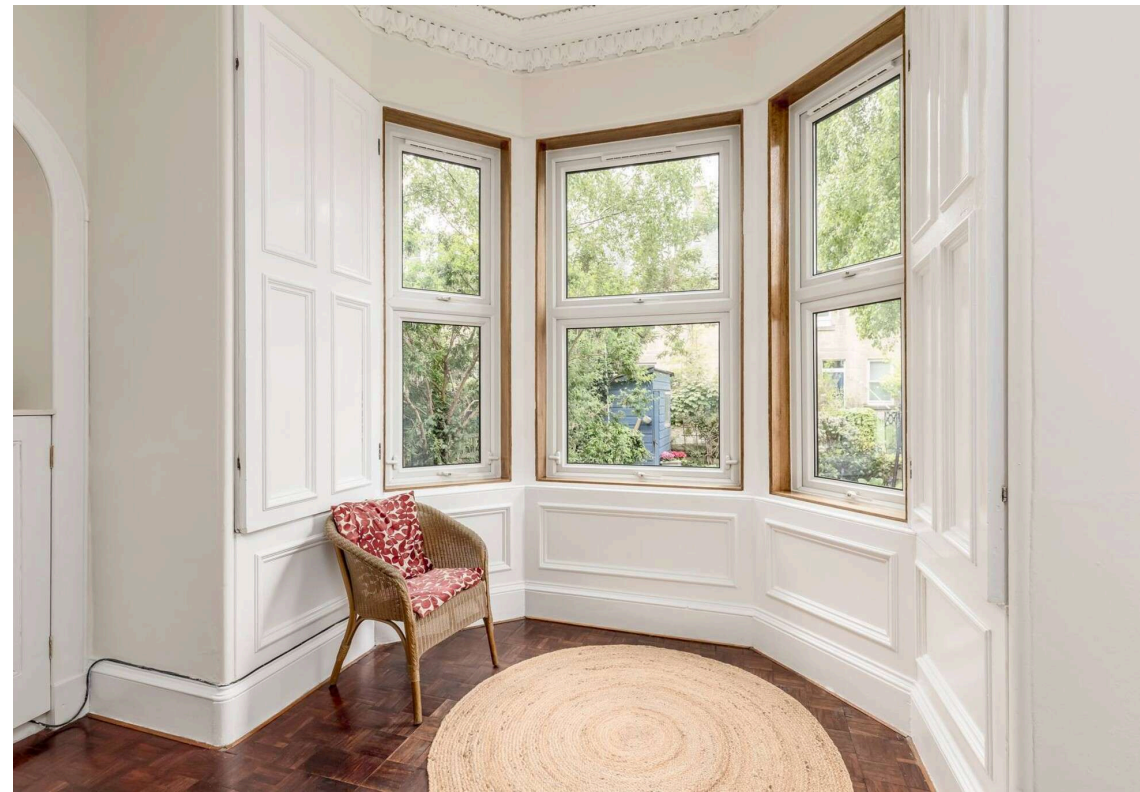
Blair Cadell are delighted to present this charming 1 bed, lower flower colony flat situated within in the highly sought-after Shandon flower colonies. Beautifully presented throughout the property enjoys a peaceful yet well-connected setting, making it an appealing choice for a variety of buyers seeking characterful accommodation in a sought-after residential location.

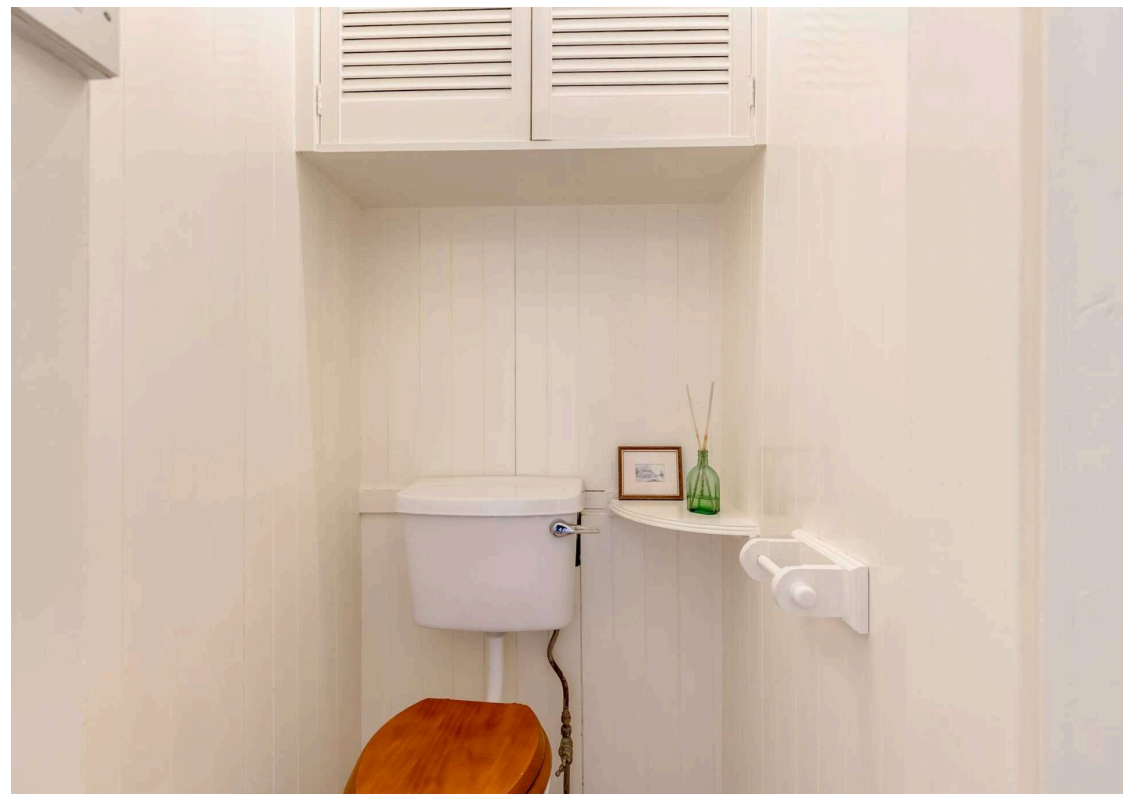
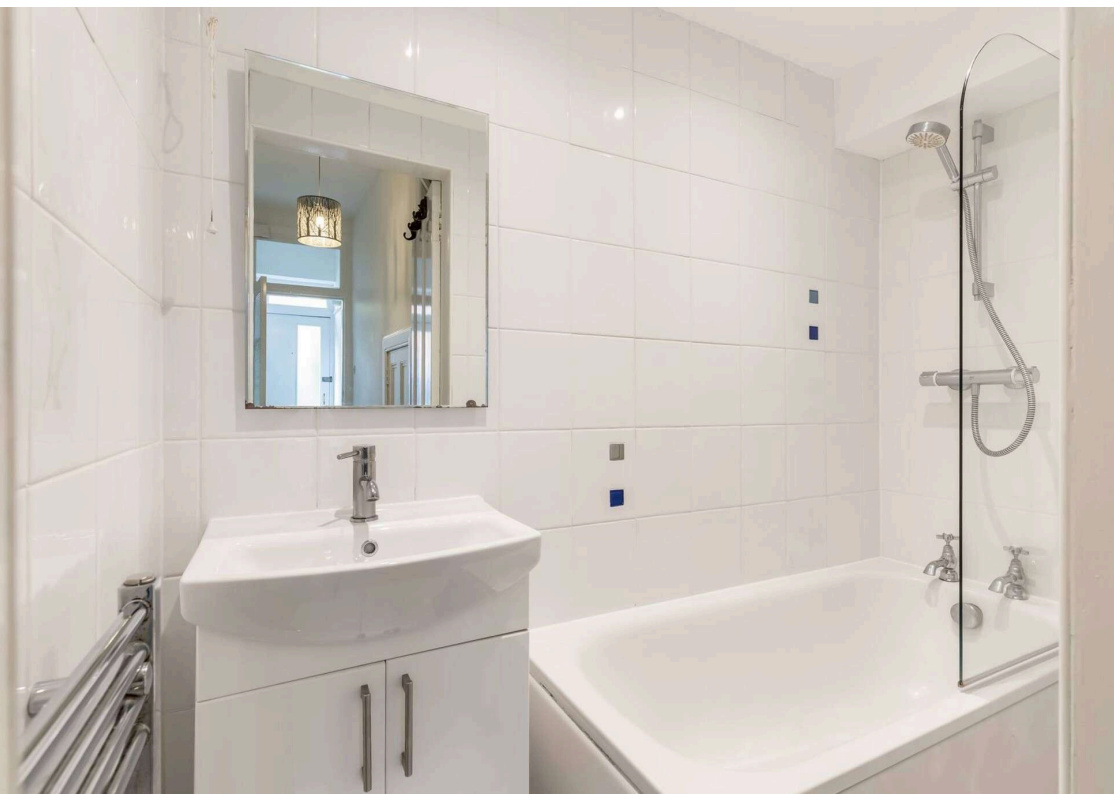
Offered in walk in condition, the accommodation comprises; a bright and spacious entrance hallway with useful storage cupboards. The south facing bay windowed lounge/diner is a standout feature, enjoying excellent natural light throughout the day. It showcases attractive period details including ornate cornicing and a ceiling rose, an Edinburgh Press, and a charming multi fuel stove creating a warm and inviting space that is ideal for both relaxing and entertaining. The kitchen is well appointed with a range of floor and wall-mounted units, an electric oven and gas hob with integrated appliances, providing a practical and stylish space. Peacefully positioned with an outlook over the private garden, the double bedroom provides a calm and comfortable retreat and benefits from ample storage, including a walk-in wardrobe and traditional press. The bathroom provides a two piece suite with mains shower over bath whilst the seperate WC provides added convenience. Further benefits include gas central heating and double glazing throughout.

Externally, the property enjoys a beautifully mature private front garden with established fruit trees and shed, providing a charming and peaceful outdoor retreat with seasonal colour and character, together with residents' permit parking.

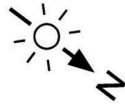
Located just 1.5 miles from Edinburgh city centre, Shandon is a highly desirable neighbourhood. Residents enjoy access to excellent outdoor spaces, including the scenic Union Canal and the much-loved Harrison Park ideal for walking, cycling, and family outings. Nearby Craiglockhart Sports & Tennis Centre 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 0131 337 1800

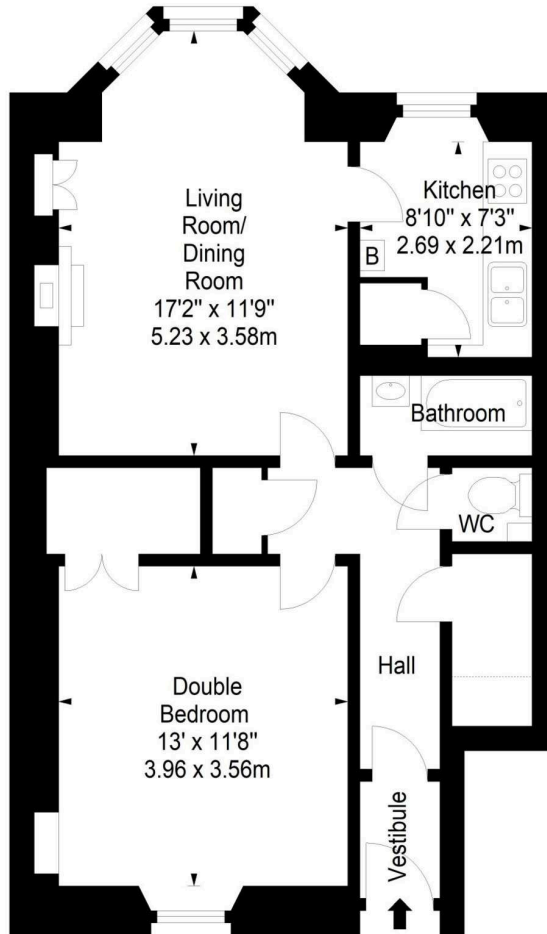




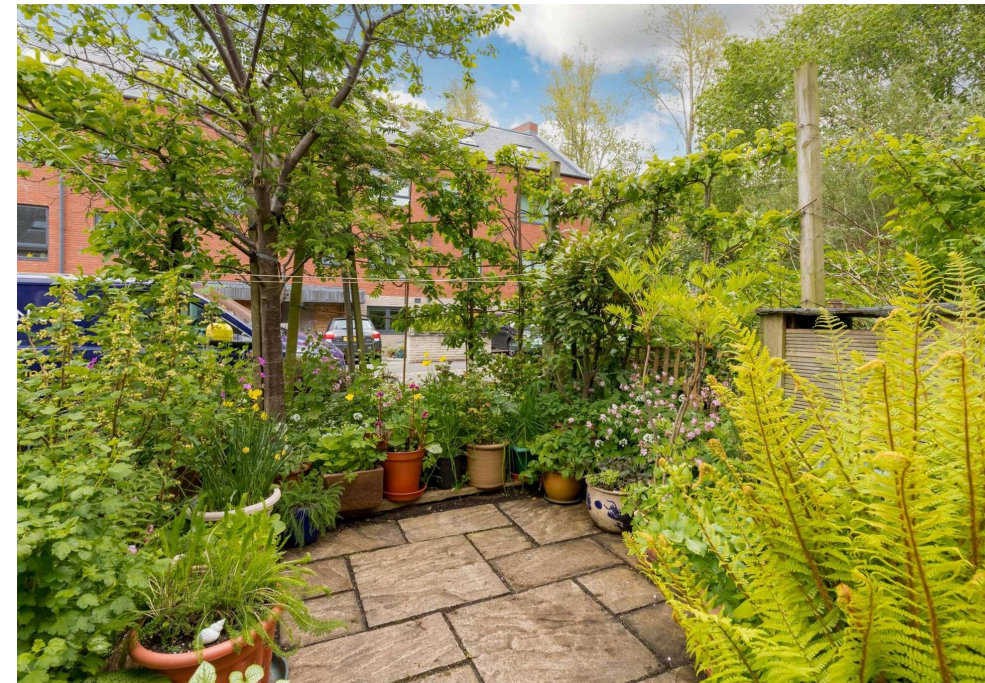
Primrose Terrace, EH11 1PD



Approx. Gross Internal Area
609 Sq Ft - 56.58 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com

