



3F1, 2 Harrison Gardens
Shandon, EH11 1SQ

deans 
Solicitors & Estate Agents LLP



THIRD FLOOR FLAT

- Living Room
- Dining Kitchen
- Two Bedrooms
- Shower Room
- Gas Central Heating & Double Glazing
- Communal Garden Grounds
- On-Street Permit & Pay Meter Parking
- EPC Rating - C



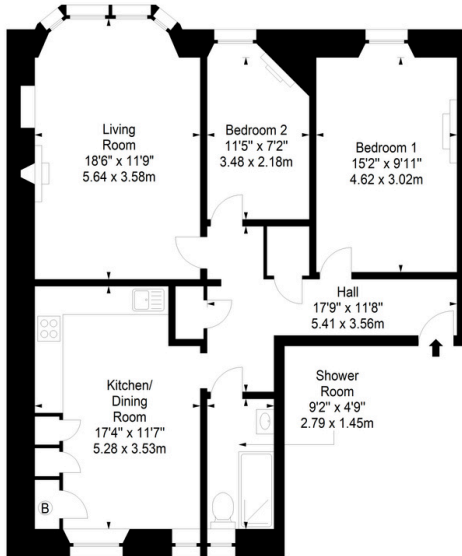
Forming part of a traditional tenement, this attractive and spacious top (third) floor flat is situated in the highly desirable area of Shandon, to the west of Edinburgh City Centre. A range of local amenities can be found on the doorstep, with a variety of supermarkets within walking distance and further specialised shopping available a short drive away at Chesser Retail Park. The area also boasts an excellent selection of recreational facilities, including Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex. The City Centre is easily accessible via an excellent public transport network or the cycle routes along the Union Canal. Both Slateford and Haymarket train stations are a short distance away, providing quick and convenient access to Glasgow and beyond. Presented in move-in condition and retaining many attractive period features, the accommodation would make an ideal purchase for a professional couple. The property comprises a secure entry phone system, welcoming entrance hallway, lovely bay-windowed living room with feature fireplace, ornate cornicing and sanded flooring, stylish dining kitchen, two delightful double bedrooms, and a modern shower room. Externally, there is a well-maintained communal rear garden, with Harrison Park located just moments away. On-street permit and pay-and-display parking are available nearby. Further benefits include sanded flooring throughout most rooms, gas central heating, and double glazing. Included in the sale are the fitted carpets and floor coverings, oven, microwave, hob, extractor hood, washing machine, fridge-freezer, and dishwasher. All appliances included in the sale are sold as seen, with no warranty provided. Curtains and selected furniture may be available by separate negotiation.



Harrison Gardens,
Edinburgh,
Midlothian, EH11 1SQ



Approx. Gross Internal Area
861 Sq Ft - 79.99 Sq M
For identification only. Not to scale.
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Third Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

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