BlairCadell
solicitors + estate agents

# 5/2 Shandon Place
# Edinburgh EH11 1QN

## Fixed Price £290,000

- 1 bed plus boxroom
- Lounge with period features and decorative fireplace
- Spacious dining kitchen
- Well proportioned double bedroom
- Versatile box room
- Modern shower room with electric shower over bath
- Gas central heating & double glazing
- Communal Garden & permit Parking

**Council Tax Band: C**
**Tenure: Freehold**

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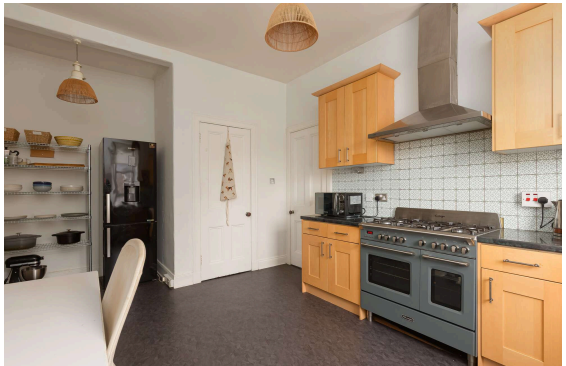


## Spacious 1 bed plus box tenement flat

Blair Cadell are delighted to present this spacious one-bedroom plus box room tenement flat situated in the sought-after Shandon area of the city. Beautifully combining generous living space with the character of a traditional Edinburgh tenement, this exceptional home is located just moments from excellent local amenities and transport links, and is sure to appeal to a wide range of buyers.

The accommodation comprises a welcoming entrance hallway with useful storage, leading to a spacious bay-windowed lounge. A decorative fireplace, ornate cornicing and a beautiful ceiling rose enhance the room's period charm and character, creating the perfect space for relaxation. Ideal for entertaining, the generous kitchen/diner features a range of wall and floor-mounted units, along with a spacious pantry cupboard providing ample storage. A well-proportioned double bedroom offers comfortable accommodation, whilst the box room provides a versatile space, ideal for use as a home office or guest room. Completing the accommodation is a modern bathroom fitted with a stylish three-piece suite and an electric shower over the bath. Further benefits include gas central heating and double glazing throughout, ensuring energy efficiency and year-round comfort. Externally, a large communal garden to the rear provides a peaceful outdoor retreat, 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.

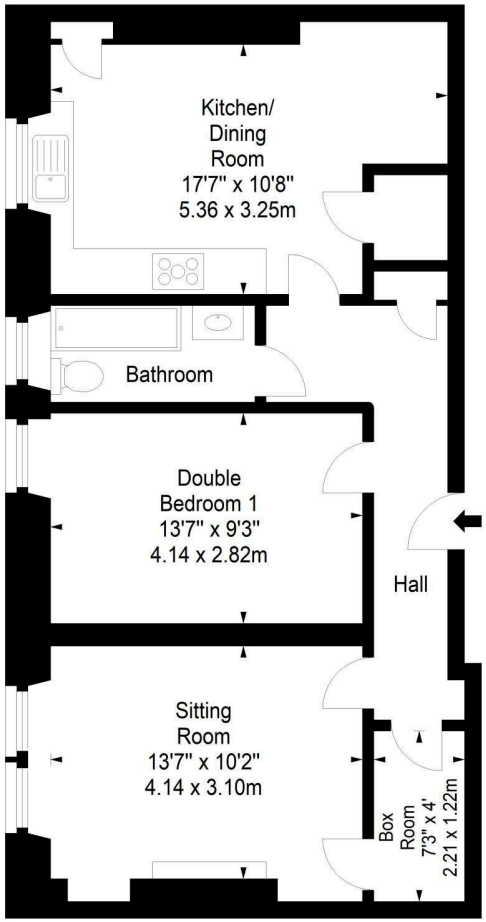
For everyday needs, there us an excellent selection of nearby shops including Margiotta, a 24-hour ASDA, Sainsbury's, Lidl, Aldi, and the Edinburgh West Retail Park. The area also enjoys excellent transport connections, with numerous bus services providing easy access to the city centre and Haymarket, 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 0131 337 1800**

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

SquareFoot

Approx. Gross Internal Area
700 Sq Ft - 65.03 Sq M
For identification only. Not to scale.
© SquareFoot 2026

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