

**9 Myrtle Terrace
Edinburgh EH11 1PF**

Fixed Price £440,000

- Charming 3 bed Upper Colony
- Excellent local amenities
- Bright lounge
- Dining Kitchen
- 3 bedrooms
- Family bathroom
- Gas central heating & Double glazing
- Private front garden and residents permit parking

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: N

Shared Ownership: N



Charming 3 bed Double Upper Flat

Blair Cadell are delighted to offer to market this charming 3 bed, upper colony situated within the sought after Shandon flower colonies. In turnkey condition and located a stone's throw away from excellent local amenities as well as the green space of Harrison Park and the Union Canal this property shall appeal to a range of buyers. Early viewing recommended.

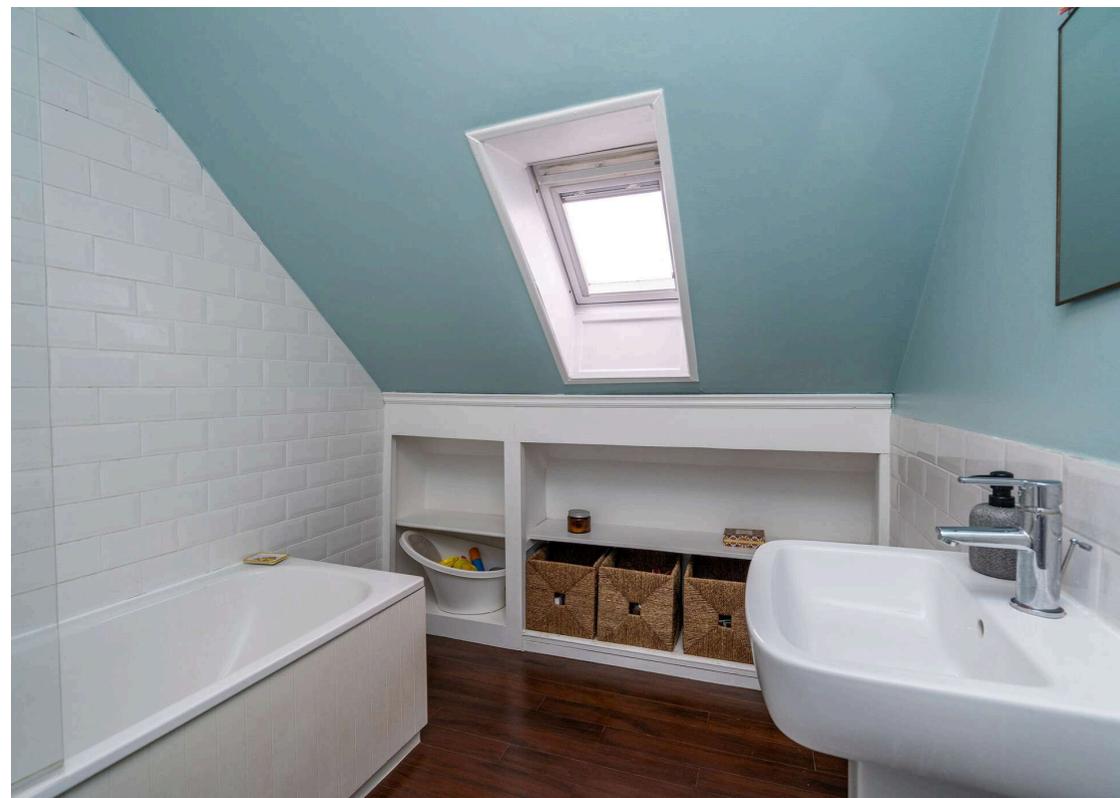
The accommodation comprises an inviting entrance vestibule with stairs leading to a bright first-floor hallway, which includes a large storage cupboard. The elegant lounge is flooded with natural light and boasts stunning period details, including ornate cornicing, a ceiling rose, and a traditional Edinburgh press with shelving. The generous dining kitchen is perfect for entertaining, featuring a range cooker with hood, Belfast sink, integrated appliances, and ample wall and base storage units. A versatile single bedroom offers flexible use and could be utilised as a guest bedroom, nursery, home office, or study.

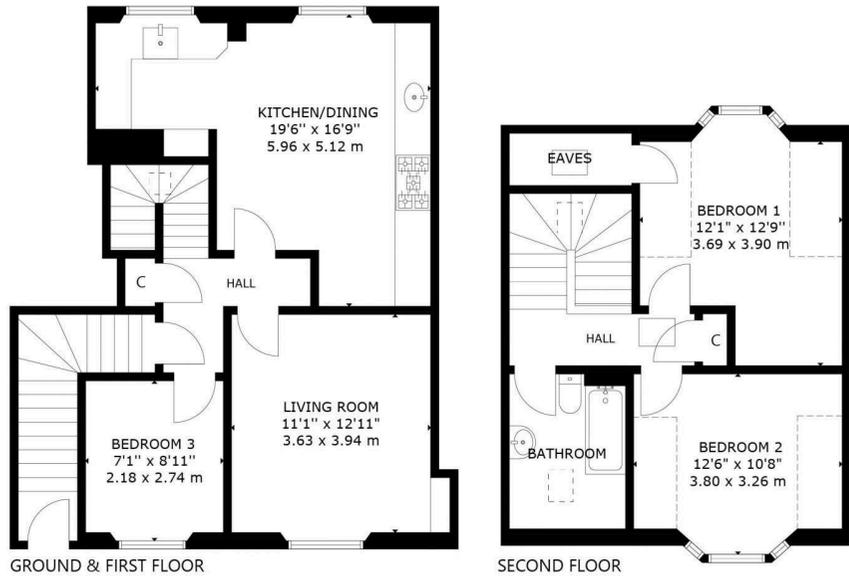
Upstairs, the second level hosts two well-proportioned double bedrooms. The master bedroom benefits from eaves storage. A stylish family bathroom completes the accommodation, fitted with a three-piece suite and a mains-powered shower over the bath. Further benefits include gas central heating, double glazing, a private front garden, and residents' permit parking.

Shandon is a highly desirable location, just 1.5 miles from the city center, which is easily accessible via a frequent bus service nearby. The city bypass is a short drive away, providing quick access to the International Airport and the M8/9/90 motorway network. The area is well-served by both public and private schools, including the popular Craiglockhart Primary and George Watson's College. Shopping facilities include the Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's Superstore, and Lidl and Aldi stores. For leisure and recreation, residents can enjoy the nearby Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and the Fountain Park Leisure Complex, which offers a variety of restaurants, a cinema, and a Nuffield Health Centre.

Viewing By appointment 0131 337 1800







9 MYRTLE TERRACE, EDINBURGH, EH11 1PF
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,076 SQ FT / 100 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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