

**78/8 Harrison Gardens
Edinburgh EH11 1SB**

Offers Over £375,000

- Bay window lounge overlooking Harrison Park featuring ornate cornice, centre rose and decorative fireplace
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods available separate negotiation
- Two double bedrooms
- Large box room
- Shower room fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing throughout
- Well kept communal garden to rear
- On-street permit parking

Council Tax Band: D

Tenure: Freehold

Shared Ownership: No



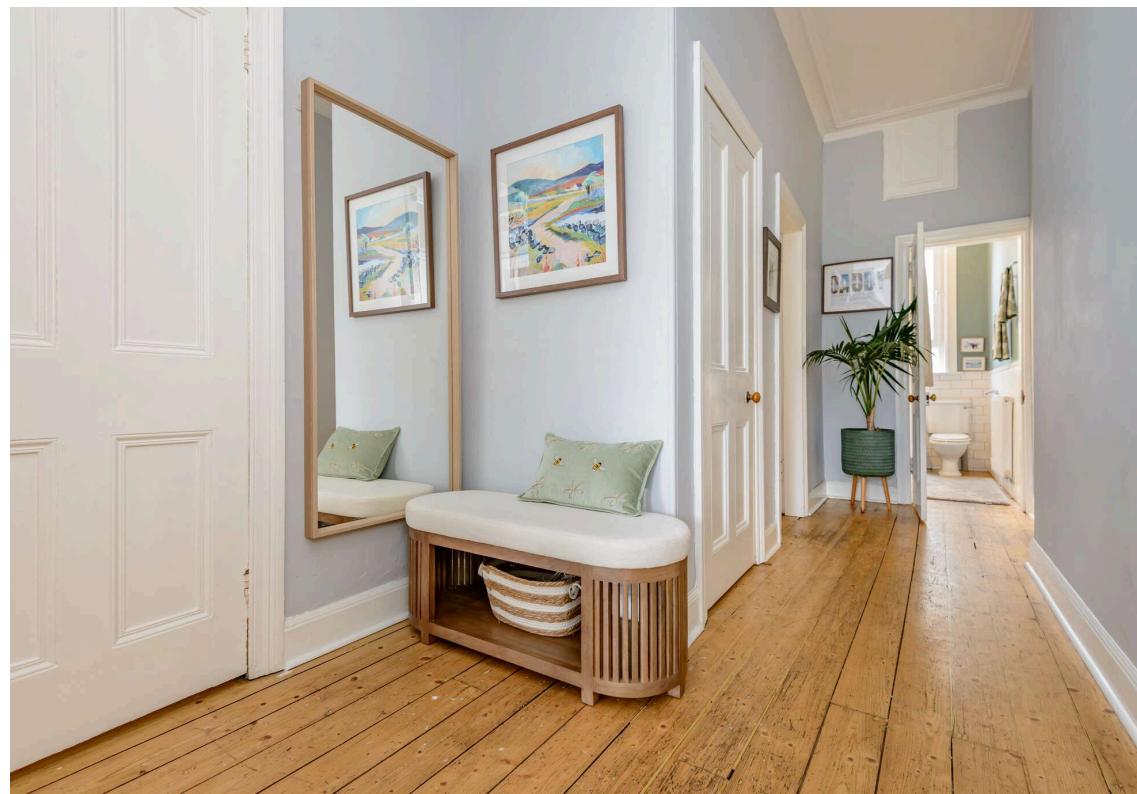
Second Floor Flat

Blair Cadell is delighted to present this rarely available, beautifully appointed two-bedroom tenement flat, perfectly positioned in the heart of Shandon. Presented in walk in condition, blending classic and period elegance with modern comfort and offering outstanding open views over Harrison Park, this exceptional home must be seen to be fully appreciated.

The accommodation features a breathtaking bay-windowed lounge framing picturesque vistas across Harrison Park towards the Pentland Hills. Ornate cornicing and a charming decorative fireplace enhance the room's period character, creating an inviting space for relaxation. The modern kitchen/diner benefits from fantastic views to Corstorphine hill, provides an excellent setting for everyday living and entertaining alike, with a sleek range of wall and floor-mounted units, a gas hob and oven, and a generous pantry cupboard offering superb storage, white goods are available by separate negotiation. Both bedrooms are spacious doubles, with the master further elevated by tasteful wall panelling. The well-appointed bathroom is fitted with a contemporary three-piece suite, including a mains shower over the bath. A large box room offers valuable flexibility, ideal for use as a home office, study, nursery or occasional guest room. The property benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency year-round. A large communal garden to the rear provides a peaceful outdoor retreat, while residents' permit parking offers convenient on-street options.

Shandon is a sought-after area just 1.5 miles from Edinburgh city centre, with frequent bus services nearby. The city bypass is a short drive away, providing access to the International Airport and the M8/9/90 motorway network. The area is well-served by excellent public and private schools, including Craiglockhart Primary and George Watson's College. Nearby shopping options include Edinburgh West Retail Park, 24-hour ASDA, Sainsbury's, Lidl, and Aldi. For recreation, residents can enjoy Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex, which offers restaurants, a cinema, and a Nuffield Health Centre.

Viewing by appointment on 0131 337 1800

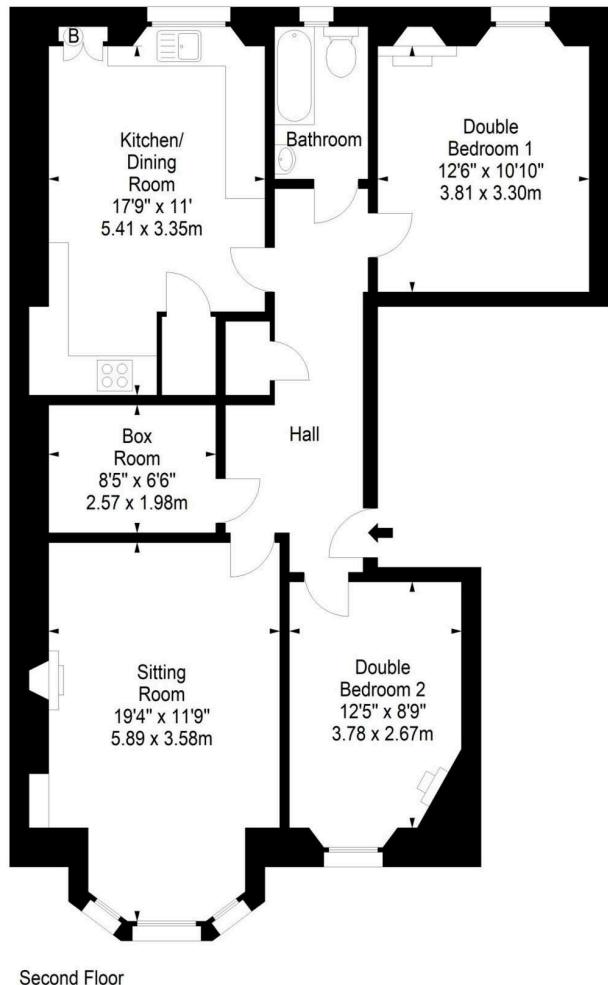




Harrison Gardens,
Edinburgh,
Midlothian, EH11 1SB



Approx. Gross Internal Area
908 Sq Ft - 84.35 Sq M
For identification only. Not to scale.
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