

## 5 Shandon Crescent Edinburgh EH11 1QE

Offers Over £590,000

- Impressive 3 bed terraced villa
- Welcoming hallway with three storage cupboards
- Bay window lounge with original working shutters
- Kitchen/diner
- Three well proportioned bedrooms with box room off master
- Family bathroom with mains shower over bath
- Gas central heating & Double glazing
- Private gardens & on street permit parking

**Council Tax Band: F**

**Tenure: Freehold**

**Annual Service Charge: N**

**Shared Ownership: N**



## Impressive three bed Maindoor Villa

5 Shandon Crescent is an impressive terraced Villa situated in the highly sought-after Shandon area of the city. This three-bedroom property combines generous proportions and elegant period features all just moments from local amenities, excellent schools and the green space of Harrison Park and the Union Canal. This is a rare opportunity to acquire a spacious and characterful home within a sought after location.

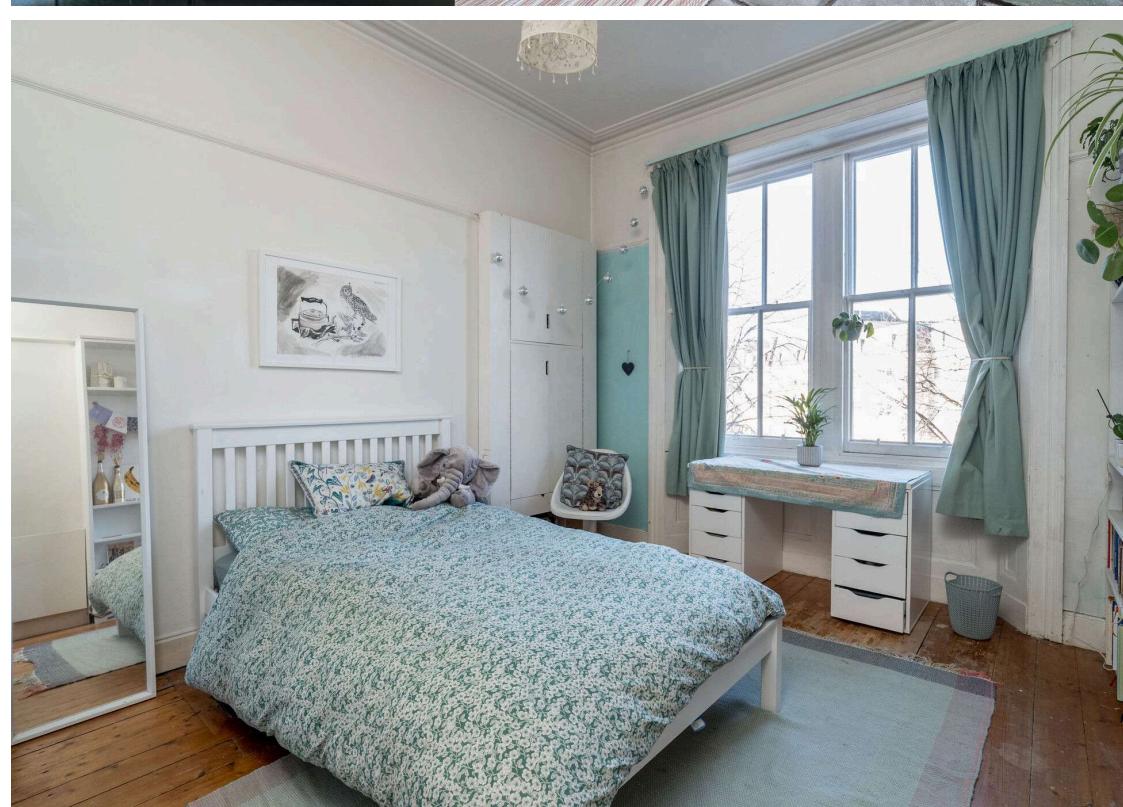
The property comprises an entrance vestibule leading to a welcoming hallway, featuring elegant parquet herringbone flooring and three generously sized storage cupboards. To the front, a spacious and bright bay-windowed lounge, the bay window boasting original working shutters, allowing for plenty of natural light and is complemented by a decorative fireplace. The kitchen/diner offers ample wall and base units for storage, an electric oven, gas hob, and an extractor fan. A staircase leads to a small landing and the family bathroom, which includes a three-piece suite with a mains-powered shower over the bath. On the upper level, there are three well-proportioned bedrooms, all offering ample storage. The master bedroom also benefits from a box room, ideal for use as a nursery, home office or additional bathroom (subject to planning consents) The property further benefits from gas central heating, private front and rear gardens, and a versatile covered outdoor area to the rear, ideal for a range of uses. On-street residents permit parking is available.

Attic conversion architectural plans available (subject to consents)

Shandon is a highly sought-after area, located just 1.5 miles from Edinburgh city centre and well-served by frequent bus routes. The city bypass is a short drive away, offering easy access to Edinburgh International Airport and key motorway networks including the M8, M9, and M90. The area is renowned for its excellent schools, both public and private, such as Craiglockhart Primary, and George Watson's College. Local shopping amenities include Edinburgh West Retail Park, along with 24-hour ASDA, Sainsbury's, Lidl, and Aldi. For recreation, residents can enjoy the nearby Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex, which offers dining, a cinema, and a Nuffield Health Centre



Viewing by appointment on 0131 337 1800





5 SHANDON CRESCENT, EDINBURGH, EH11 1QE  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,169 SQ FT / 108 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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