



Attractive, well-proportioned Three-bedroom, traditional, top floor flat



An attractive and well-proportioned traditional three-bedroom, top-floor tenement flat, ideally situated in the ever-popular Shandon area of Edinburgh. The property retains a wealth of charming period features and enjoys a bright, airy atmosphere throughout. The spacious lounge forms a welcoming focal point, enhanced by a fireplace with top of the range Woodwarm wood-burning stove, marble hearth and timber surround, a feature wall mural, together with a pleasant open outlook. The stylish dining kitchen is finished to a high standard, featuring a range of appliances and elegant quartz worktops, successfully combining contemporary design with the home's classic character. There are three generously sized double bedrooms, providing excellent versatility for family living, guests or home working. The bathroom is particularly impressive, fitted with striking tiled walls, a bath with overhead shower, twin wash-hand basins set within a marble-topped vanity unit and a ladder-style radiator. Externally, residents enjoy access to a well-maintained communal garden. With its appealing proportions, tasteful modern upgrades and elevated position, this property represents an excellent opportunity to acquire a characterful home within a highly sought-after residential location.

Key Features

- Three double bedrooms
- Lounge
- Dining Kitchen
- Hall, with good storage
- Bathroom
- Woodwarm wood-burning stove
- Sash and Case double glazed windows
- Period features
- Gas central heating
- Large communal garden
- Permit parking



Shandon

The property is located in the popular area of Shandon, which lies a short distance to the south west of Edinburgh's city centre. There is a good range of local amenities within the vicinity including schools, shops and recreational facilities. Only a short distance from the property there is local specialist shopping, a bank, Post Office and restaurant. Further shopping including a Tesco supermarket at Colinton Mains, Sainsbury's at Murrayfield and Asda, Aldi and M&S Food at Chesser. Recreational facilities include Harrison Park, the Union Canal with direct access to the cycle network, Craiglockhart Sports Centre and Fountain Park with its multiplex cinema, bars and restaurants. There are good public schools in the area including Craiglockhart Primary School and Tynecastle Secondary. The property is only a short distance from Haymarket and Slateford train stations and regular public transport runs to and from the city centre. The city bypass is also easily accessible providing good links to the M8 and M9 motorway networks.



Extras

All fitted floor coverings, curtains, light fittings, oven and hob are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

£370,000

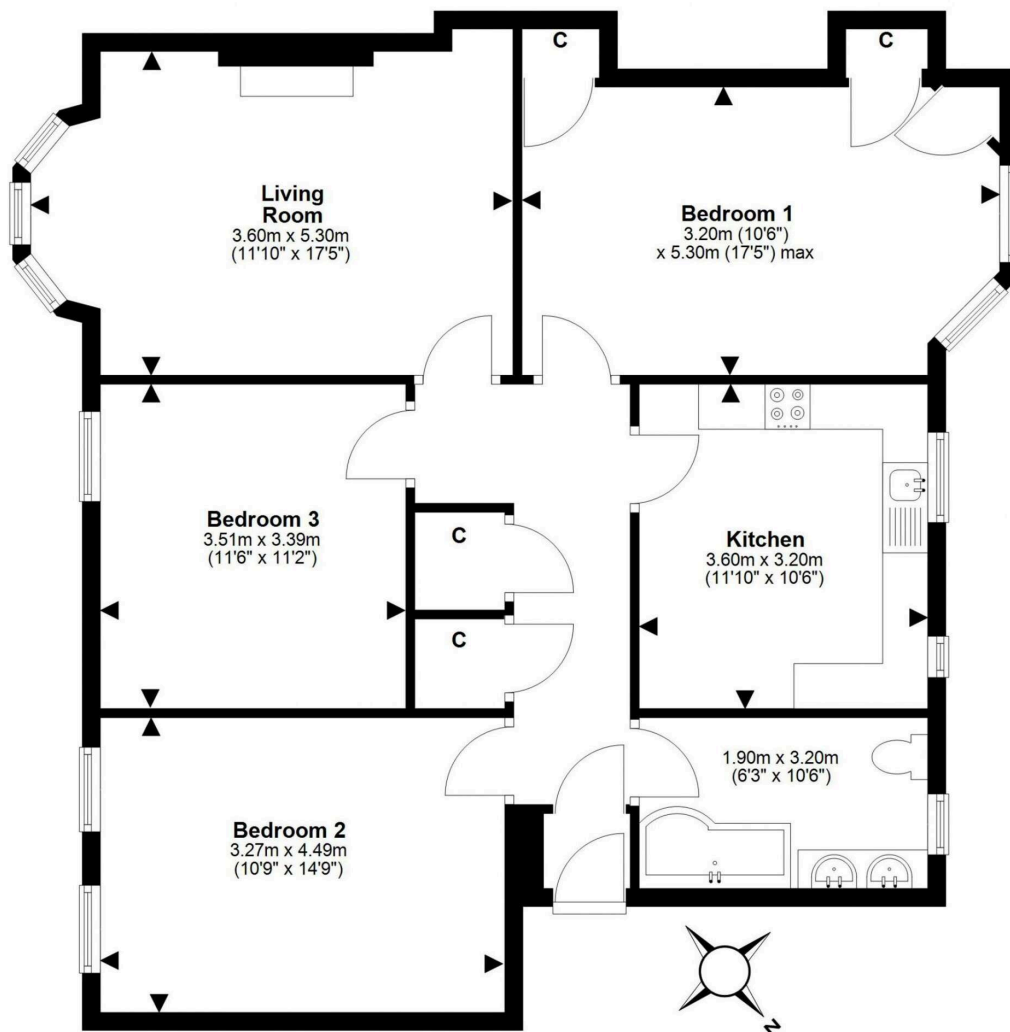
EPC Rating

C

Tenure

Freehold





Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executry Estates
Employment Law ♦ Commercial Leases ♦ Dispute Resolution & Litigation



89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

ELP Arbuthnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191



Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.