



Offers Over
£440,000

8 Myrtle Terrace

Shandon | Edinburgh | EH11 1PF

Located within the highly desirable Shandon flower colonies, this immaculately presented three bedroom double upper colony offers bright and well proportioned accommodation throughout. The interior is complemented by tasteful decor and a contemporary finish, creating a comfortable and stylish home. Externally, the property benefits from a private front garden, and is sure to appeal to a range of buyers including professionals and young families.

-  3 bedrooms
-  1 public room
-  1 bathroom plus WC
-  Private front garden
-  Permit/meter parking
-  EPC rating – C
-  Council tax band - D



Description

From a private front entrance stairs lead to the first floor which comprises of a welcoming hallway with a handy WC, an appealing lounge with decorative cornice, ceiling rose, and open fireplace, a dining kitchen with a range of sleek grey wall and base units with quartz worktops, a useful utility room, and bedroom three which would also make an ideal home office.

Moving upstairs you will find two double bedrooms and a fully tiled bathroom with a velux window and a four piece suite including a walk in shower cubicle with overhead rainfall shower and freestanding roll top bath. There is also a partially floored attic. The property further benefits from gas central heating and double glazing.



Extras

Included in the sale will be the induction hob and double oven, fridge/freezer, integrated washer/dryer and dishwasher, and garden shed.

Gardens and parking

To the front of the property is a private garden with a lawn and patio, offering an ideal space for relaxing, dining and entertaining in the warmer months. There is permit parking outside and in the surrounding streets.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

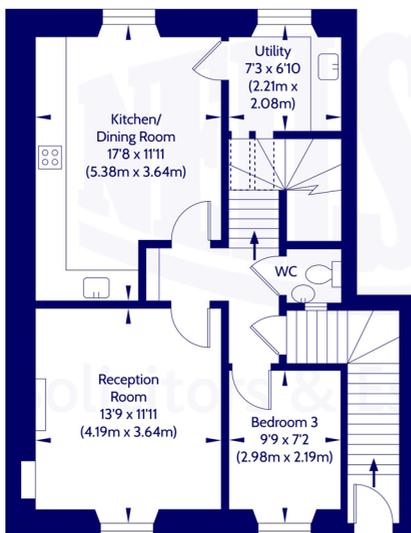
Myrtle Terrace is situated within the popular Shandon district of Edinburgh, an established residential area to the southwest of the city centre. The area offers a good range of everyday amenities including local shops, supermarkets, cafes and leisure facilities, while the nearby Union Canal and Harrison Park provide attractive green spaces for walking, cycling and outdoor recreation. Schooling is well catered for locally at both primary and secondary level, and the area is also well placed for access to Edinburgh Napier University. Regular bus services operate close by, offering convenient access to the city centre and surrounding areas, while the City Bypass and major road networks are easily reached, making this a convenient location for commuters.



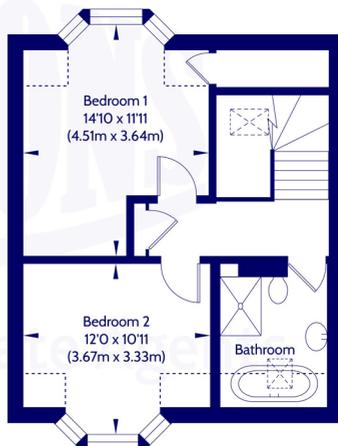


Approx. Gross Internal Floor Area 102 Sq M / 1094 Sq Ft.

1st Floor



2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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