



RALPH SAYER
SOLICITORS & ESTATE AGENTS

5 Harrison Gardens

Shandon, Edinburgh, EH11 1SJ

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Set within a converted commercial building in sought-after Shandon, this stylish two-bedroom duplex apartment offers contemporary living over two levels, complemented by a private entrance and a modern, neutral finish throughout. The impressive open-plan living, dining, and kitchen space extends over 30 feet, creating a versatile setting for relaxing, entertaining, and home working. Upstairs, the principal bedroom enjoys an en-suite shower room, whilst a second bedroom is served by an additional shower room. Ideally positioned for easy access to Edinburgh city centre, excellent transport links, and local amenities, the property is perfectly suited to professionals, couples, or investors.

Extras: All fitted floor and window coverings and light fittings are included.

Please note some of the photographs have been virtually staged from actual photographs of the room.

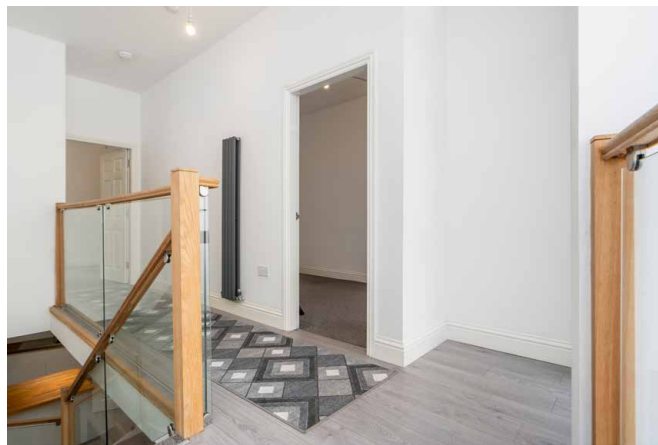
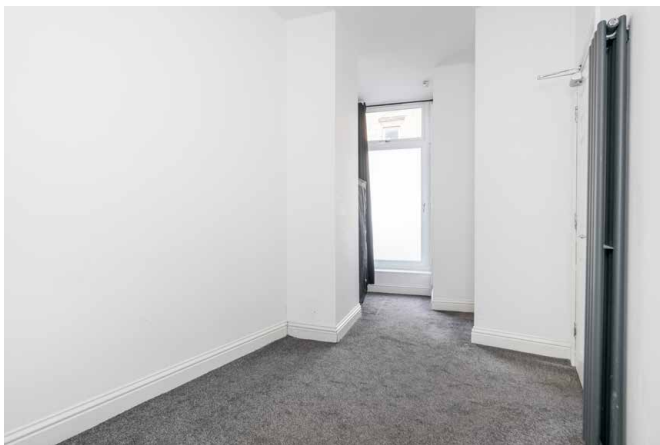
Property Summary

- Stylish two-bedroom duplex apartment
- Prime Shandon location close to the city centre
- Private main-door entrance
- Neutral décor throughout
- Spacious open-plan living/dining/kitchen
- Contemporary fitted kitchen with breakfast bar
- Principal bedroom with en-suite shower room
- Second bedroom
- Additional modern shower room
- Excellent storage provision
- Gas central heating and double glazing
- On-street parking regulated under Zone S5
- EPC Rating - C | Council Tax Band - D
- Home Report Value - £350,000





Spacious open-plan living/dining/kitchen and a contemporary fitted kitchen with breakfast bar



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dream property!



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 **CHARTERED FIRM**

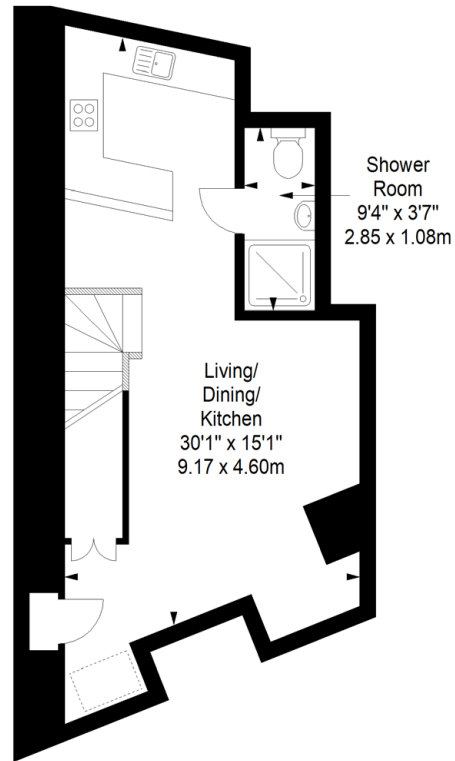
  

DISCLAIMER

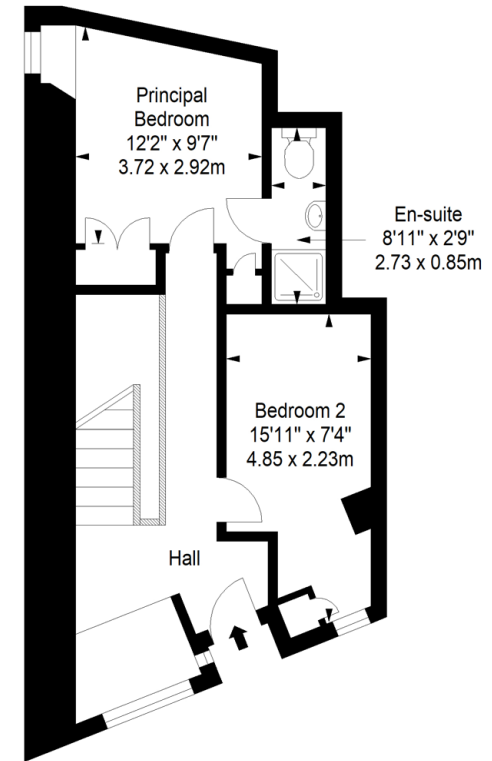
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Lower Ground Floor
Approx. 38.8 sq. metres (417.6 sq. feet)



Ground Floor
Approx. 39.9 sq. metres (429.5 sq. feet)



Total area: approx. 78.7 sq. metres (847.1 sq. feet)