



77 Slateford Road

5/1 Shandon Place
SHANDON | EDINBURGH | EH11 1QN

warners
solicitors & estate agents



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Nestled in the heart of Shandon, moments from the vast open green expanses of Harrison Park, excellent amenities and quick transport links is this spacious first floor apartment. Boasting ornate period features, gas central heating, double glazing and a well-kept communal garden this property would make an ideal buy in a highly sought-after location.

This generously proportioned first-floor flat offers a welcoming and airy entrance reception, leading into a well-sized living area and a contemporary kitchen/dining space—perfect for both everyday living and entertaining. The property features a comfortable bedroom, complemented by excellent additional storage, including a deep storage cupboard and a practical box room. A dedicated utility area provides a convenient and discreet space for laundry and ironing, further enhancing the home's practicality and overall functionality. The property further benefits from a well-proportioned, garden facing double bedroom and the flat is completed by a stylish bathroom with shower over bath.

- Heart of sought-after Shandon location
- Handsome tenement with well-kept communal garden
- Wonderful period features
- Welcoming and wide hallway with storage
- Bright bay windowed lounge with box room
- Contemporary dining kitchen with utility room
- Large double bedroom
- Stylish bathroom with shower over bath
- Gas central heating and double glazing

Energy Rating C and Council Tax E

Residence association stair cleaning fee of approximately £6 per month.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fittings, fixtures, and furniture are included in the sale, with the exception of the sofa and armchair, which are not included in the sale.

Shandon is an ever popular area with a great community spirit, at the heart of which lies the green expanse of Harrison Park, where the locals can meet up to enjoy the gardens, children's play areas, football pitches and tree lined walkways. The Park is bordered by the Union Canal, which is a popular walking or cycling route into the City Centre. Local shops in the vicinity include Margiotta's Food and Wine store and Lidl, plus Sainsbury and Aldi in neighbouring Gorgie. Leisurewise the choice is excellent and includes a number of bars and restaurants with further facilities to be found at the impressive Fountain Park Leisure Complex. All the city centre attractions can be easily reached by way of regular bus services from the nearby main routes. Schooling is well represented from nursery to senior level, with Napier and Edinburgh Universities on hand for the more mature student. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport Haymarket railway station is a short journey away.



