



7 Laurel Terrace
SHANDON | EDINBURGH | EH11 1NY

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solicitors & estate agents



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Nestled within the ever-popular Shandon district of Edinburgh, this charming two-bedroom lower colony flat offers a fantastic opportunity for first-time buyers, professionals, or those looking to downsize, while enjoying the character and appeal of traditional colony living.

The accommodation is well-proportioned throughout and comprises a welcoming entrance hallway leading to a generous living/dining room, offering an excellent space for relaxing and entertaining. The separate fitted kitchen is conveniently positioned off the main living area and provides good storage and workspace.

There are two well-sized double bedrooms, both offering flexible accommodation, with the principal bedroom particularly spacious and Bedroom 2 equally well suited as a guest room, nursery, or home office. A contemporary bathroom completes the internal accommodation.

A standout feature of the property is the private rear garden, providing a wonderful outdoor retreat with a patio seating area ideal for outdoor dining, along with a garden shed offering excellent additional storage.

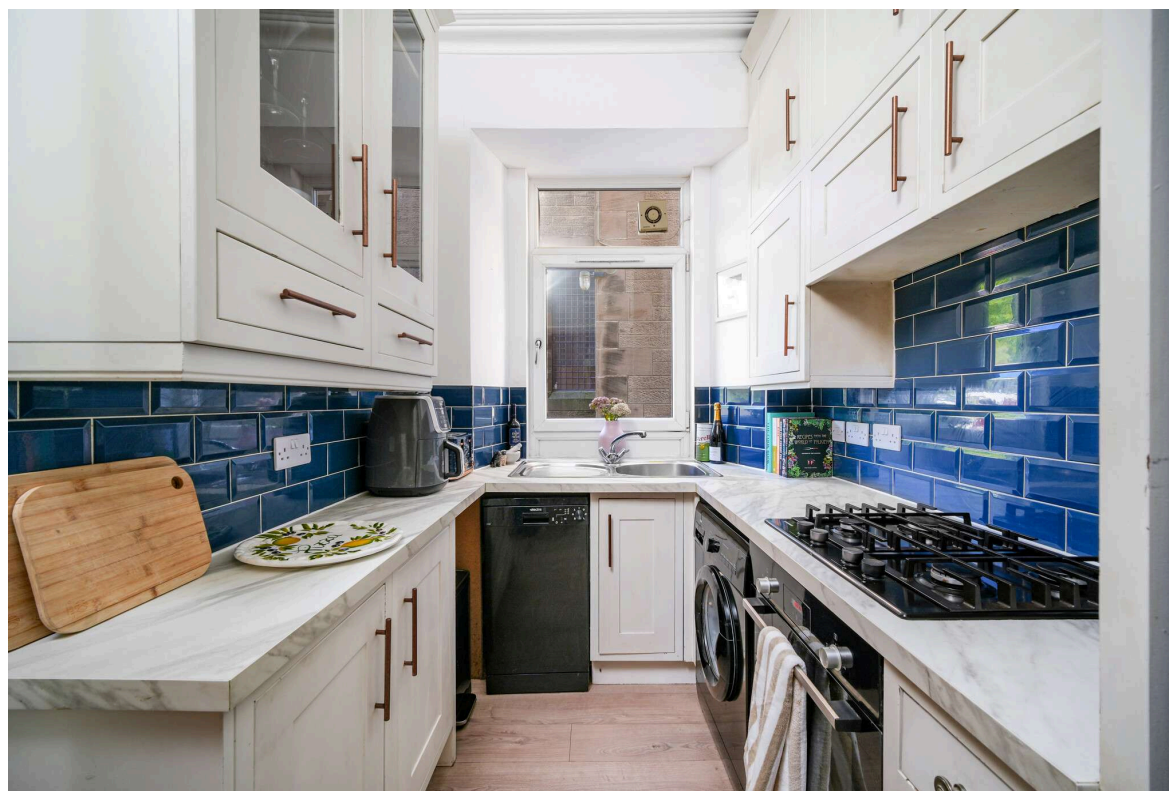
Further benefits include gas central heating, double glazing, and the unique sense of privacy and community that Edinburgh's highly desirable colony flats are renowned for.

Situated in the popular Shandon area, the property enjoys excellent local amenities, superb transport links into the city centre, and easy access to Harrison Park, the Union Canal walkway, and a range of cafes, shops, and leisure facilities nearby.

Early viewing is highly recommended.

- Sought-after lower colony flat in popular Shandon
- Bright, spacious living/dining room
- Two generous double bedrooms
- Private garden with sunny patio
- Private shed for additional storage
- Excellent amenities and transport links nearby

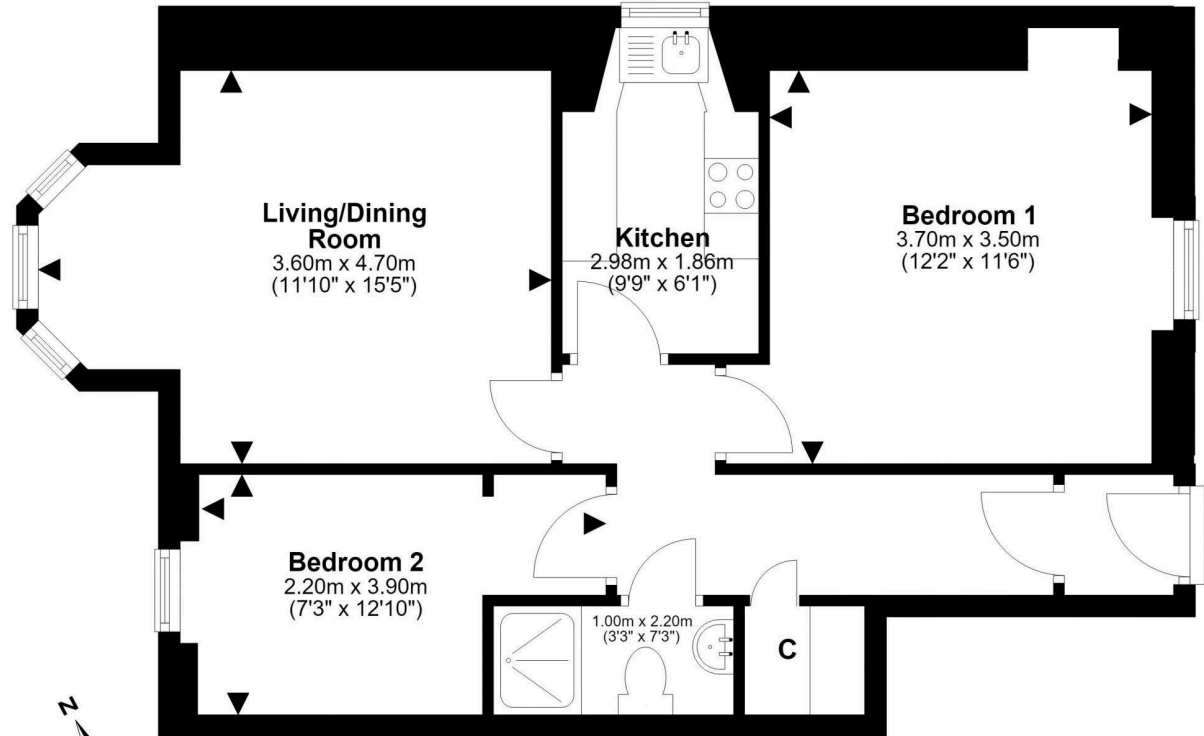
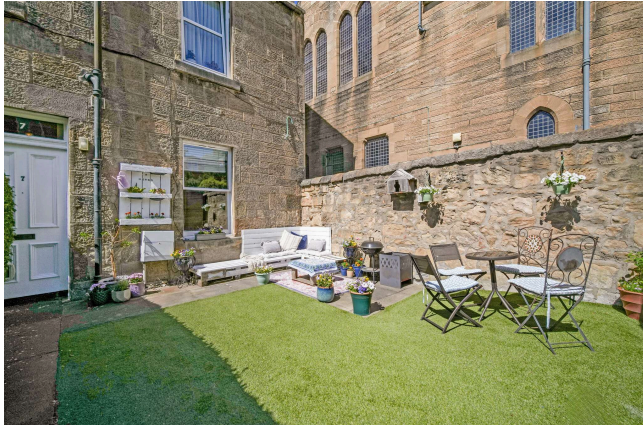
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Council tax band C, EPC rating D

Extras to include : dishwasher, fridge freezer and washing machine.

The ever popular Shandon area of Edinburgh, lies a short distance south of the city centre. The property is just a few minutes from all the amenities Shandon, Gorgie and Dalry have to offer. 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. Nearby Harrison Park and the scenic walkways of the Union Canal provide further leisure opportunities. In an easterly direction the West End of Princes Street and Tollcross can be easily reached. The flat is also well positioned for Edinburgh's financial and administrative centres and may consequently be of interest to the professional sector. Schooling is well represented from nursery to senior level, with Napier and Edinburgh Universities on hand for the more mature student. An efficient public transport network operates to most parts of the town and surrounding areas. 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.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.