

**2/6 Ogilvie Terrace
Edinburgh EH11 1NR**

Offers Over £315,000

- Corner Tenement flat
- Period features throughout
- Bay Window lounge/2nd bedroom with corner aspect
- Dining Kitchen with separate utility
- Double bedroom plus well proportioned box room
- Family bathroom with three piece suite and shower over bath
- Communal drying area and residents permit parking

Council Tax Band: D

Tenure: Freehold



1



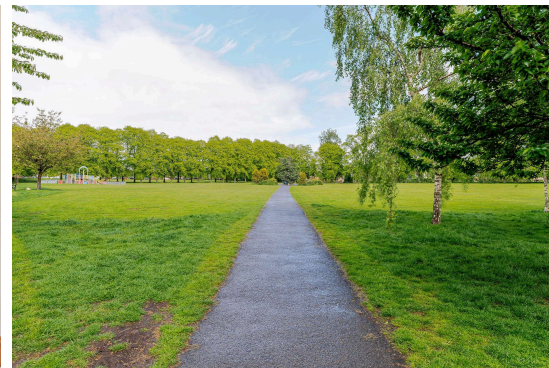
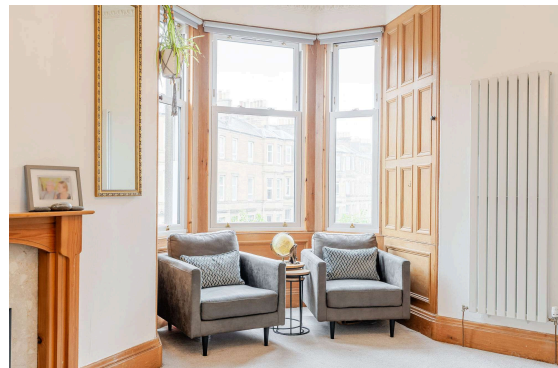
2



1



EPC C



Corner Tenement 2 bed plus box room

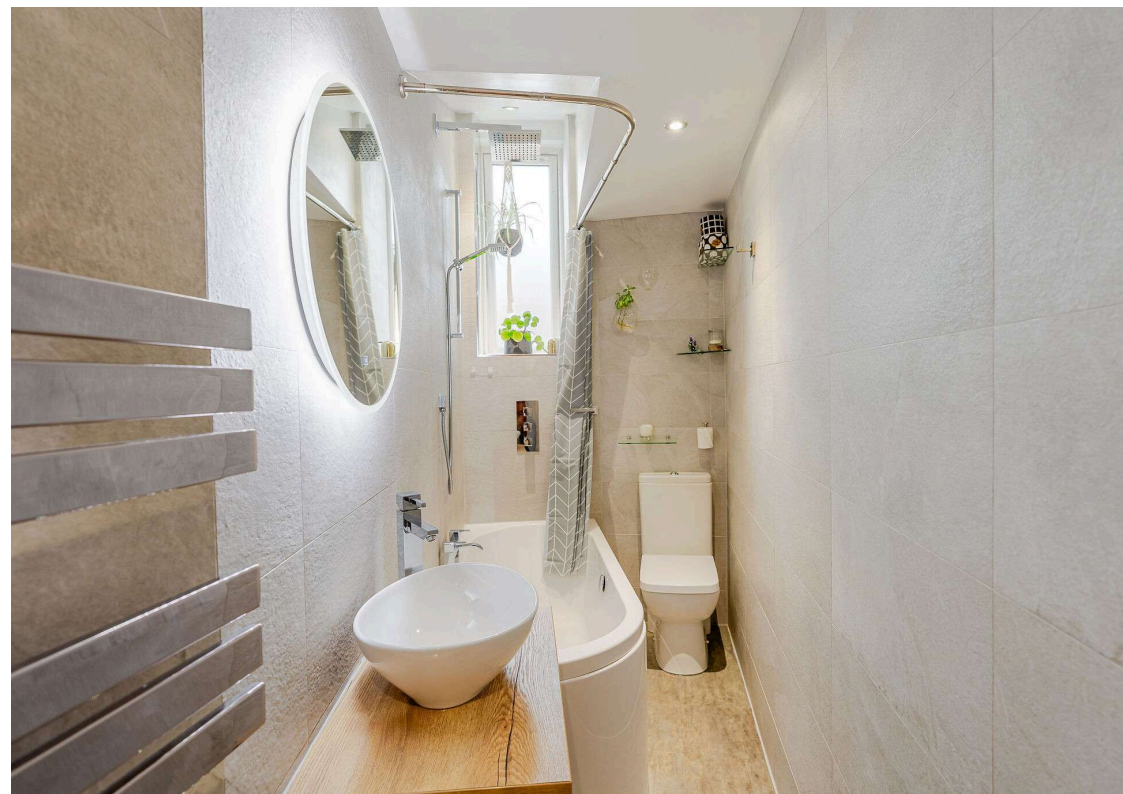
2/6 Ogilvie Terrace is an exceptional two bedroom, one box room corner tenement flat, ideally located in the highly sought after Shandon area of the city. Beautifully presented and retaining charming period features throughout, the property enjoys a well connected setting close to excellent local amenities and the green open spaces of Harrison Park and the Union Canal. The flat is sure to appeal to a wide range of buyers seeking stylish accommodation in a popular residential area.

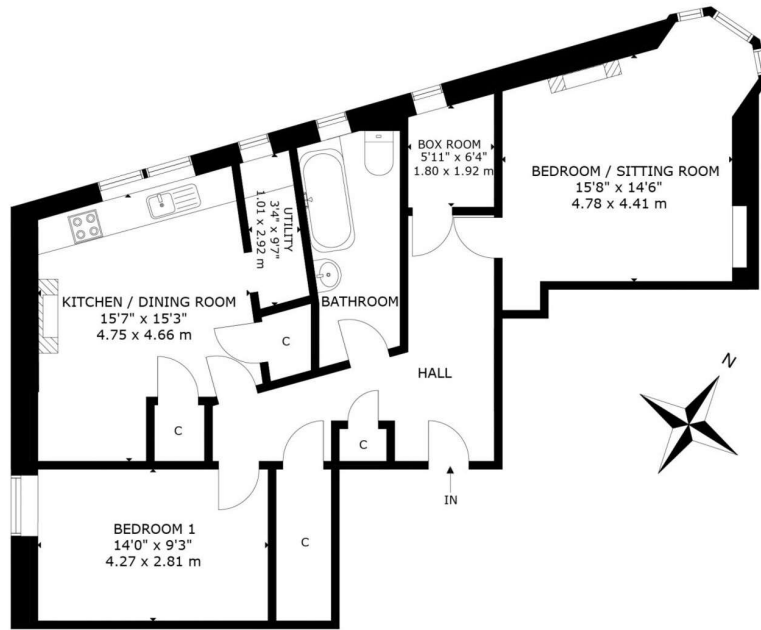
The property comprises a bright and spacious entrance hallway with two useful storage cupboards. The lounge enjoys a desirable corner aspect and is rich in character, boasting an array of elegant period features including a turret bay window with decorative shutters, ornate cornicing and an Edinburgh press. With its generous proportions and adaptable layout, this delightful room presents a superb opportunity to be utilised as a stylish second bedroom, offering exceptional scope for a range of living arrangements. Finished to a high standard the dining kitchen is well equipped with integrated appliances, electric oven and hob. Offering ample wall and floor-mounted storage, including a convenient pantry cupboard and separate utility room, providing the perfect space for entertaining. The master bedroom is bright and spacious, creating a peaceful and relaxing retreat. The box room provides a wonderfully adaptable space, currently presented as an attractive and well-appointed children's bedroom, showcasing its excellent functionality equally suited for use as a nursery, home office or guest room. Completing the accommodation is a luxurious bathroom featuring a three-piece suite with a rainfall shower over the bath. Further benefits include gas central heating, double glazing throughout, communal drying area, and residents' permit parking, which is readily available.

Located just 1.5 miles from Edinburgh city centre, Shandon is a highly desirable neighbourhood. Residents enjoy access to excellent outdoor spaces, including the scenic Union Canal and the much-loved Harrison Park ideal for walking, cycling, and family outings. Nearby Craiglockhart Sports & Tennis Centre offers extensive leisure facilities, while Fountain Park Leisure Complex provides entertainment with a cinema, gym, and a variety of restaurants. Shandon is exceptionally well-served for everyday needs, offering a great selection of nearby shops including Margiotta, a 24-hour ASDA, Sainsbury's, Lidl, Aldi, and the Edinburgh West Retail Park. The area also enjoys excellent transport connections, with numerous bus services providing easy access to the city centre and Haymarket, where local train and tram links are available. In addition, the city bypass is conveniently close, ensuring quick and straightforward travel around Edinburgh and beyond.

Viewing by appointment 0131 337 1800







SECOND FLOOR

2/6 OGILVIE TERRACE, EDINBURGH, EH11 1NR
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 872 SQ FT / 81 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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