










Offers Over

**£300,000**

## 32/9 Harrison Gardens

Shandon | Edinburgh | EH11 1SG

A fantastic opportunity has arisen to purchase this attractive and spacious traditional top floor flat offering stunning views to both the front and rear, pleasantly situated within the high amenity area of Shandon close to a host of excellent local amenities, open green spaces and transport links. Internal viewing is highly recommended to be fully appreciated. In move-in condition.

-  1 Bedroom
-  2 Public rooms
-  1 Bathroom
-  Box room
-  Communal gardens
-  EPC rating - D
-  Council tax band – D



## Description

In brief the accommodation comprises; secure entry system, welcoming entrance hallway with useful box room/study located off and storage facilities, generously proportioned and bright bay-windowed reception room offering lovely views across Harrison Park, modern fitted kitchen/dining located to the rear offering pleasant views towards Murrayfield Stadium and beyond, light and airy double bedroom and modern shower room with white three-piece suite and shower over bath. Further benefits include gas central heating and the property has undergone extensive roof repairs in recent times (further information can be sought by the selling agent).



## Extras

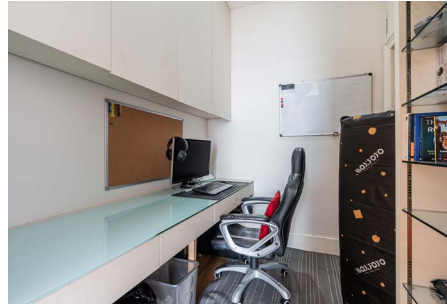
All fitted floor coverings will be included in the sale together with the integrated oven/hob and integrated fridge/freezer.

## Gardens & Parking

To the rear lies a lovely, well maintained communal garden. For the car owner, permit/metered parking is available to the front and surrounding area.

## Viewing

By appointment through Neilsons (0131 625 2222).





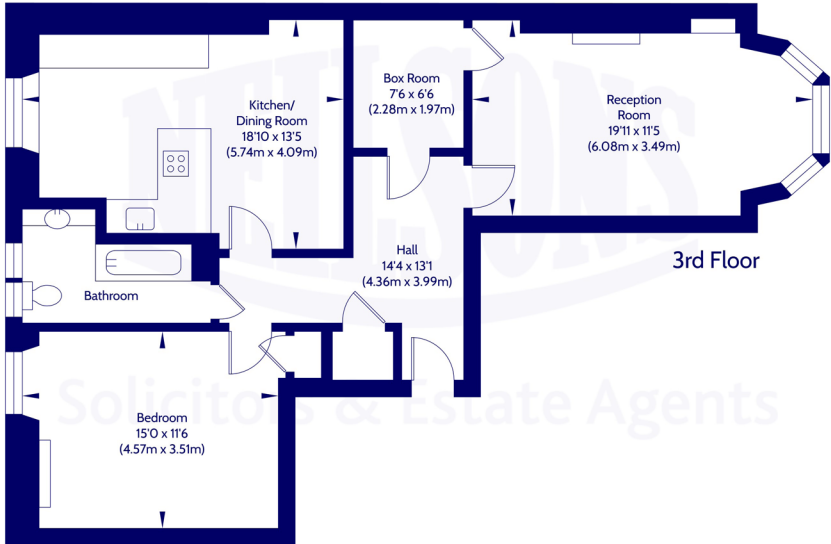
## Location

Shandon and neighbouring Polwarth are highly sought after residential districts lying to the South West of the City Centre, Leisure wise the choice is excellent and includes several bars and restaurants, with further facilities to be found at the impressive Fountain Park Leisure Complex and exceptional shopping facilities at nearby Bruntsfield. Harrison Park and the scenic walkways of the Union Canal provide further leisure opportunities. Edinburgh's West End and Princes Street are within close proximity and offers various entertainment facilities including, theatres, cinemas, restaurants, bars, sports facilities and health clubs. Good local convenience shopping and schools are within walking distance. 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.





Approx. Gross Internal Floor Area 80 Sq M / 865 Sq Ft.



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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