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Offers Over

£345,000

74/8 Harrison Gardens

Shandon | Edinburgh | EH11 1SD

A fantastic opportunity has arisen to purchase this attractive and spacious traditional 2nd floor flat offering lovely views over Harrison Park and pleasantly situated within the high amenity area of Shandon close to a host of excellent local amenities, open green spaces and transport links.

-  2 Bedrooms
-  2 Public rooms
-  1 Bathroom
-  Communal Gardens
-  On-street parking
-  EPC Rating – C
-  Council Tax Band - D



Description

Enjoying a wealth of character and charm, this light-filled home offers generously proportioned accommodation throughout, undoubtedly appealing to the professional person/couple seeking a sizeable home in an excellent location. A secure door entry system leads into the stairwell, with Flat 8 located on the 2nd floor and comprising; delightful, inviting entrance hallway with storage provisions and featuring natural wood flooring and stripped wood internal doors. There is an impressive bay windowed reception room with super views over Harrison Park with further features including traditional Edinburgh Press, decorative cornice work and wood flooring. Located at the rear of the building is a large kitchen with dining recess. The kitchen is fitted out with ample units and worktops incorporating the built-in gas hob, electric oven and hood with further appliance included in the sale. In addition, there is a large pantry cupboard offering excellent additional storage. There are two sizeable double bedrooms, a spacious box-bedroom with platform bed and cleverly utilised study below, and the bathroom comprises of a white three piece suite with shower over the bath. Further benefits include gas central heating and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds together with the built-in hob/oven/hood, washing machine, tumble drier and fridge freezer.

Externally

There is an attractive communal garden located to the rear of the building and for the car owner on-street parking is available.

Viewing

By appointment through Neilsons on 0131 625 2222.





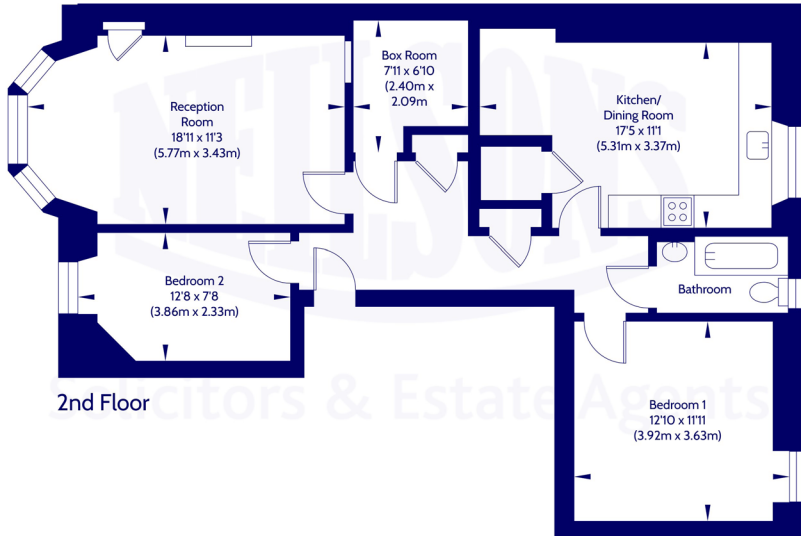
Location

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 83 Sq M / 891 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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

