

10 Primrose Terrace Edinburgh EH11 1PD

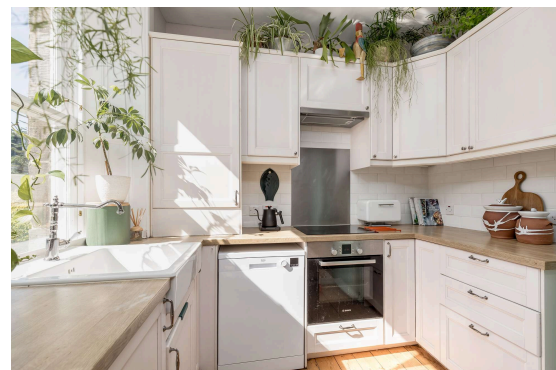
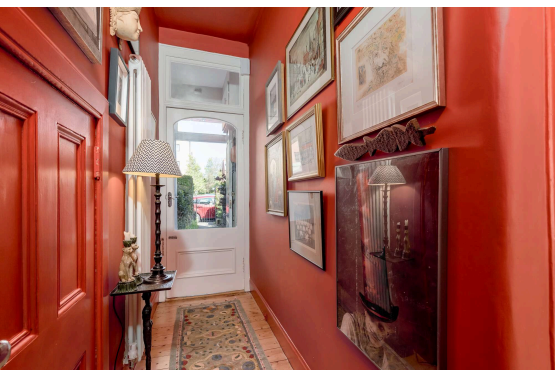
Offers Over £260,000

- Charming 1 bed lower Colony
- Sought after location
- South facing bay window lounge/diner
- Stylish Kitchen
- Double bedroom with walk in wardrobe and decorative fireplace
- Luxurious bathroom with roll top bath and mains shower
- Gas central heating and double glazing
- Private front garden, home office/studio & residents permit parking

Council Tax Band: C

Tenure: Freehold

Shared Ownership: N



Charming 1 bed lower colony

Blair Cadell are delighted to present this charming 1 bed, lower flower colony flat situated within in the highly sought-after Shandon flower colonies. Beautifully presented throughout the property enjoys a peaceful yet well-connected setting, making it an appealing choice for a variety of buyers seeking characterful accommodation in a sought-after residential location.

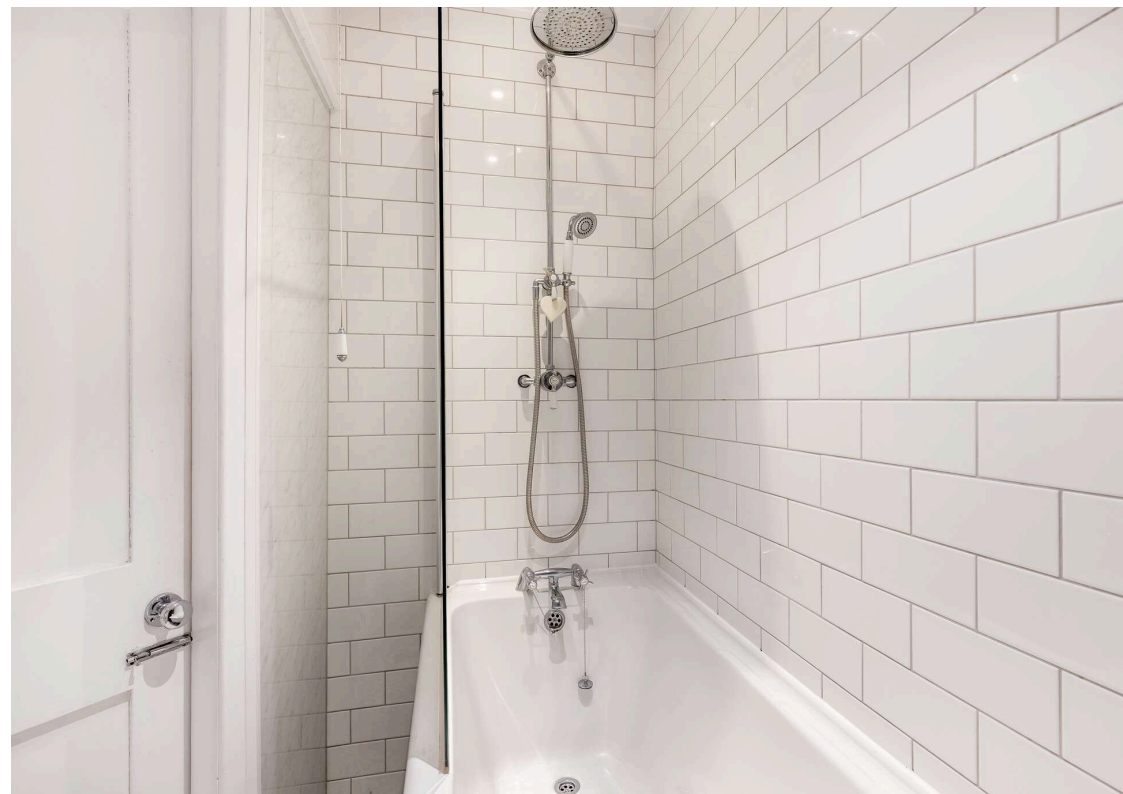
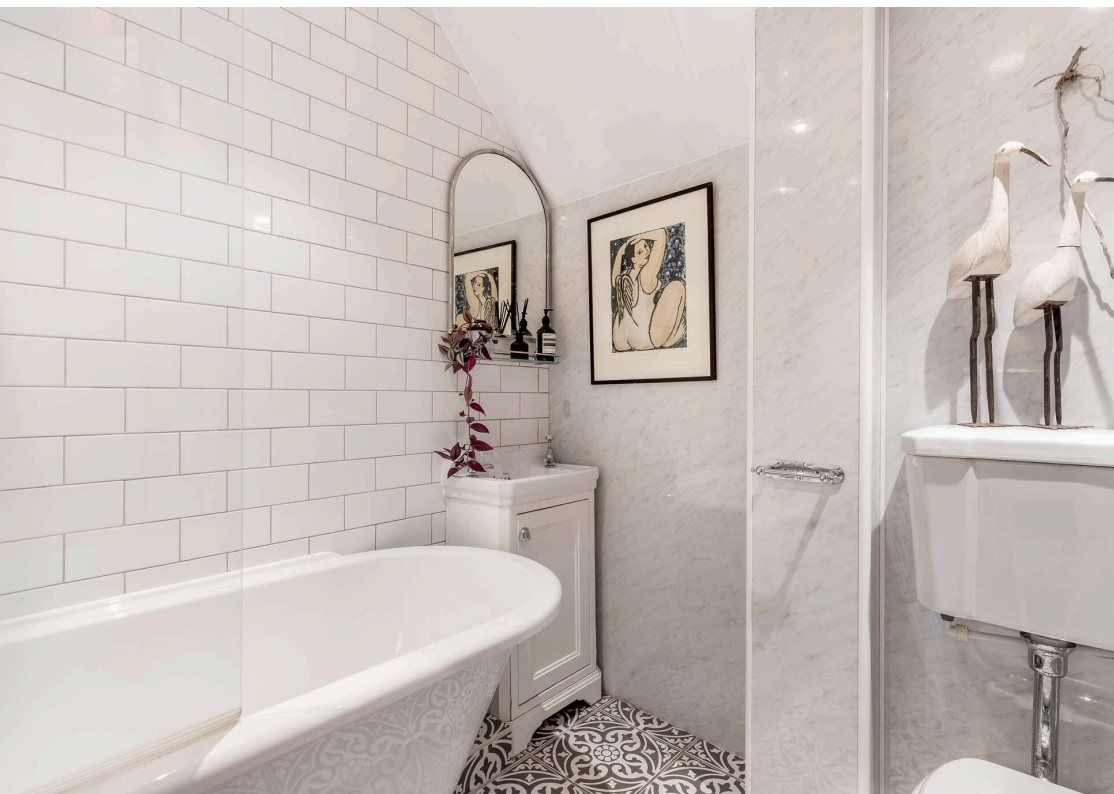
Offered in true turnkey condition, the accommodation comprises; a bright and spacious entrance hallway with a useful storage cupboard. The south facing bay windowed lounge/diner is a standout feature, enjoying excellent natural light throughout the day. It showcases attractive period details including ornate cornicing and a ceiling rose, an Edinburgh Press, and a charming tiled fireplace, creating a warm and inviting space that is ideal for both relaxing and entertaining. The contemporary kitchen is well appointed with a range of floor and wall-mounted units, an electric oven and hob with integrated appliances, providing a practical and stylish space. Peacefully positioned with an outlook over the private garden, the double bedroom provides a calm and comfortable retreat. It benefits from ample storage, including a walk-in wardrobe and is further enhanced by a beautiful decorative fireplace, adding character and charm to the space. Further benefits include gas central heating and double glazing throughout.

Externally, the property boasts a fully insulated home office with WiFi and electricity connection, offering an ideal space for remote working or versatile use, such as studio space. Additional features include a private front garden and residents' permit parking.

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





Primrose Terrace,
Edinburgh,
Midlothian, EH11 1PD



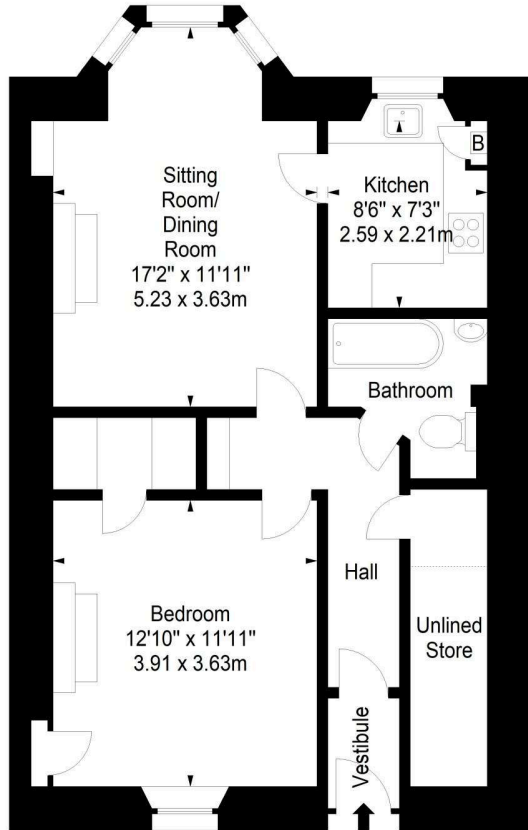
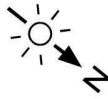
Approx. Gross Internal Area
637 Sq Ft - 59.18 Sq M

Garden Office

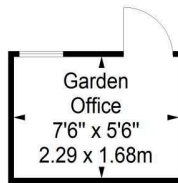
Approx. Gross Internal Area
41 Sq Ft - 3.81 Sq M

For identification only. Not to scale.

© SquareFoot 2026



Ground Floor



Ground Floor



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com



rightmove

OnTheMarket

BlairCadell
solicitors + estate agents