

**71/14 Harrison Road
Edinburgh EH11 1EQ**

Offers Over £235,000

- Well appointed one bedroom apartment
- Secure entrance hallway
- Spacious lounge/diner
- Kitchen with ample storage
- Spacious double bedroom
- Family bathroom with electric shower over bath
- Electric heating & double glazing
- Undercroft residents parking

Council Tax Band: C

Tenure: Freehold

Annual Service Charge: £540.04

Shared Ownership: N



One bedroomed apartment

Located in the highly desirable Shandon area of the city, 71/14 Harrison Road is a well-appointed one bedroom apartment enjoying open outlooks towards the beautiful Harrison Park. Offering a superb balance of comfort, convenience and location, this attractive home presents an outstanding opportunity for first-time buyers, professionals, downsizers, or investors seeking a property within a sought-after residential setting. Early viewing is highly recommended to appreciate all that this charming apartment has to offer.

Accessed via a secure entry system, the building is well maintained and welcoming. Inside, the apartment opens into a bright entrance hallway, complete with two generous storage cupboards providing excellent practicality. A spacious lounge/diner offers a bright and airy feel, with double windows overlooking Harrison Park, creating an ideal setting for both relaxed evenings and entertaining guests, while a decorative fireplace serves as an attractive focal point, adding character and warmth to the room. Well laid out and thoughtfully designed, the kitchen is fitted with an electric oven and hob, along with ample storage and worktop space, making it both functional and easy to maintain. Neatly presented, the family bathroom includes a three-piece suite with an electric shower over, the bath, offering convenience for everyday living. Quietly positioned, a generously proportioned double bedroom benefits from a walk-in wardrobe, providing excellent storage and enhancing the sense of space. Further benefits include electric heating within the lounge/diner and hallway, double glazing, well maintained communal areas, and secure undercroft residents parking.

Please note the property is factored by Lowther Homes with a yearly factor fee of approximately £540.04 which includes building insurance.

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





Harrison Road, EH11 1EQ

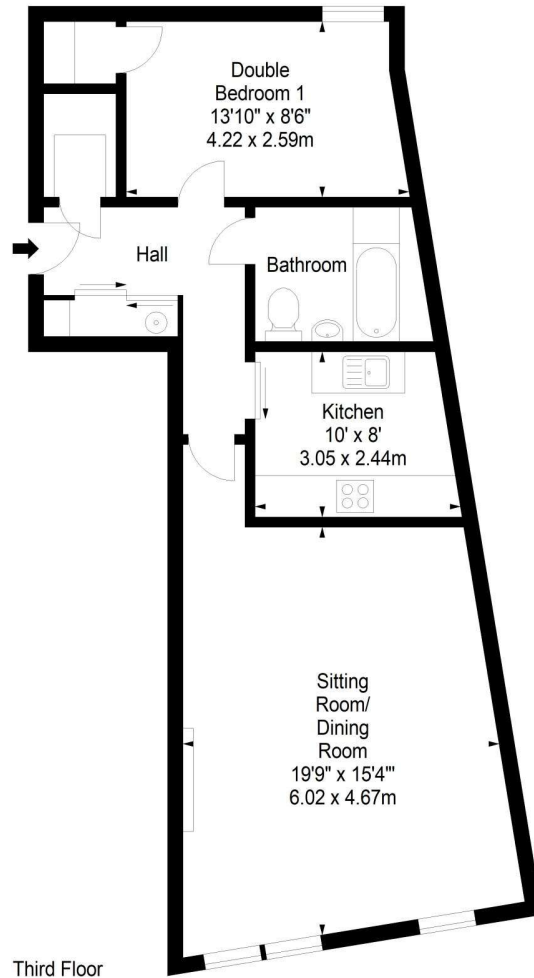


Approx. Gross Internal Area

684 Sq Ft - 63.54 Sq M

For identification only. Not to scale.

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