

**18 Ivy Terrace  
Edinburgh EH11 1PQ**

**Offers Over £280,000**

- Charming 2 bed lower flower colony
- Bright lounge/diner
- Contemporary kitchen
- Two bedrooms master with built in wardrobes
- Shower room with two piece suite
- Gas central heating & Double glazing
- Private front garden
- On street permit parking

**Council Tax Band: C  
Tenure: Freehold**



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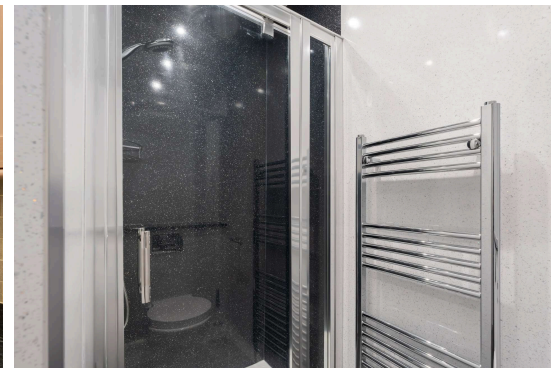
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1



EPC C



## 2 bed Lower Flower Colony

Blair Cadell are delighted to present this charming 2 bed, lower colony flat situated within the highly sought-after Shandon flower colonies. Beautifully presented and with period features 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 walk-in condition, the accommodation comprises a bright and spacious entrance hallway with a useful storage cupboard. The lounge/diner is a standout feature, enjoying excellent natural light throughout the day and showcasing attractive details including decorative cornicing and a gas fireplace, creating a warm and inviting space ideal for both relaxing and entertaining. The contemporary kitchen is well appointed with a range of floor and wall-mounted units, an electric oven, gas hob, and dishwasher, providing a practical yet stylish space for everyday living. Peacefully positioned with an outlook over the private garden, the principal bedroom offers a calm and comfortable retreat and benefits from ample storage, including built-in wardrobes. The second bedroom is versatile and can be utilised as an additional bedroom, study, or nursery. The luxurious shower room is fitted with a two-piece suite and mains shower. Further benefits include gas central heating and double glazing throughout. Externally, the property enjoys a private front garden and residents' permit parking.

Located just 1.5 miles from Edinburgh city, 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**

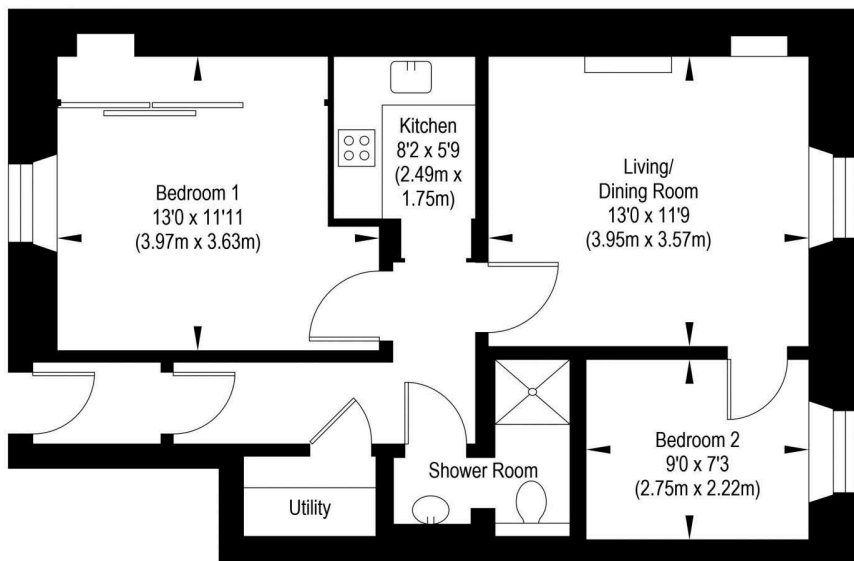






Approx. Gross Internal Floor Area 54 Sq M / 579 Sq Ft.

Ground Floor



All measurements are approximate. Not to scale. For identification only.  
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