

**26/9 Harrison Gardens
Edinburgh EH11 1SG**

Offers Over £275,000

- Bay window lounge with open outlooks
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven, large pantry cupboard and utility cupboard with window
- Large double bedroom
- Box room
- Shower room fitted with two-piece suite and electric walk in shower
- Gas central heating
- Well kept communal gardens
- Fantastic open outlooks



Flat

Blair Cadell are delighted to bring to market this superb top floor flat in the popular residential area of Shandon. With fantastic open outlooks and generous living space, the property would be perfect for the first time buyer or young professional and must be viewed.

The accomodation comprises of a large bay window lounge with superb views over Harrison park and also benefits from a useful box room off it which would be perfect for a home office or guest room. Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven, large pantry cupboard and white goods which are available by separate negotiation and a useful utility cupboard with window. Large double bedroom to rear of the property with stunning views over to Murrayfield and Corstorphine hill. Shower room fitted with a two-piece suite and electric walk in shower. The property has double glazing and gas central heating throughout. Well kept communal gardens to the rear of the property and residents permit parking.

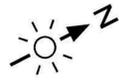
Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools that include the popular Craiglockhart Primary and George Watsons College. Shopping can be found at the Edinburgh West Retail Park, a 24 Hr ASDA, Sainsbury's superstore plus Lidl and Aldi stores. The area boasts a wide variety of recreational facilities that include Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre and Fountain Park Leisure Complex which has a range of restaurants, cinema and a Nuffield health centre as well.

Viewing by appointment on 0131 337 1800

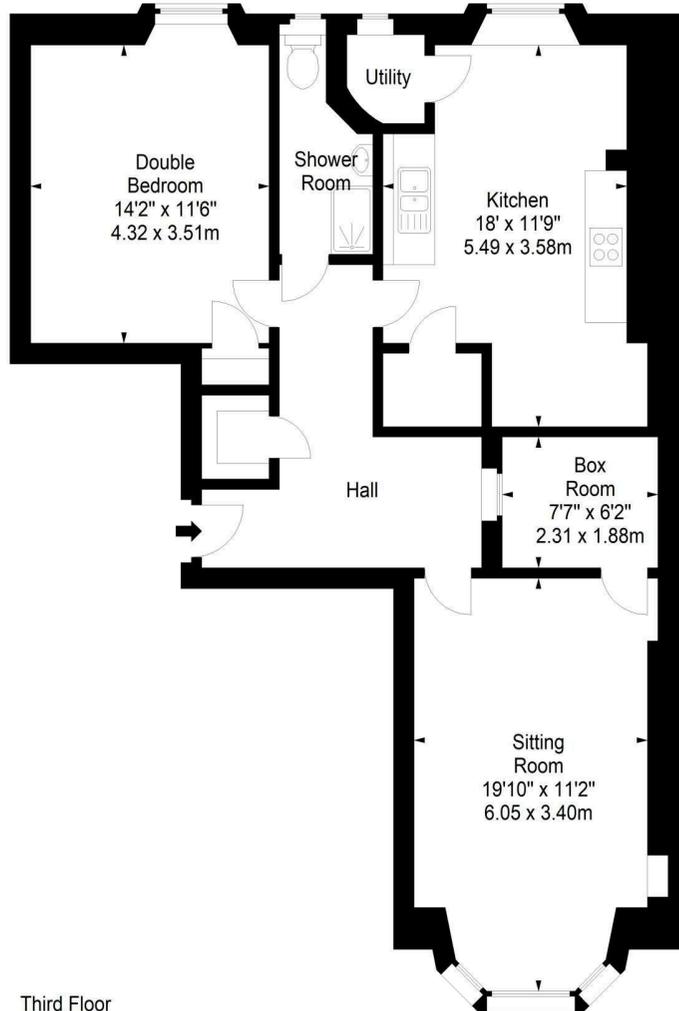




Harrison Gardens,
Edinburgh, EH11 1SG



Approx. Gross Internal Area
871 Sq Ft - 80.92 Sq M
For identification only. Not to scale.
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