

Jardine Phillips

Solicitors • Estate Agents

SHANDON

20 HARRISON ROAD
EH11 1EG



3



2



1

EPC RATING: D

OFFERS OVER £465,000

PROPERTY DESCRIPTION

- Hallway with handy guest cloakroom with high level wc & sink. There is a wide range of fitted wardrobes in the hallway leading to the bathroom & bed 2
- Open double height living/dining room with period fireplace, triple velux window providing lots of light and French doors to the courtyard garden
- Recently updated dual aspect kitchen with a good range of shaker style units, wooden worktops, feature tiling & appliances
- Spacious dual aspect sitting room with bay window overlooking the garden and feature fireplace – could easily make another bedroom if required
- Master bedroom quietly located to the rear with wooded outlook and access to the loft space
- Second pretty double bedroom, again located to the rear with a small fitted storage cupboard & further access to the loft space
- Family bathroom with period style fittings including a bath, sink, brass taps & separate wc with tongue & groove panelling and extra storage
- 2 large attic spaces, ideal for storage
- Gas central heating from combi boiler (fitted 2016) with period style radiators
- A plethora of period style features including double glazed sash & case style windows, fireplaces, stripped wood flooring & panelled doors
- Bright & sunny private west facing walled courtyard garden with lawn, patio space for sitting & entertaining and borders with trees, shrubs & flowers. The garden wraps around to the side with a further lawned area and a couple of sheds. There is also a small slice of land to the rear of the plot
- Residents' permit parking in the street



VIEWING

By appointment Pls Call

Jardine Phillips

0131 4466850





A UNIQUE CHARMING COTTAGE WITH SUNNY GARDEN IN THE HEART OF EDINBURGH

This very unusual semi-detached property has been formed by extending an old bronze foundry to make this beautifully presented & spacious home. The house has the added bonus of a west facing, walled courtyard garden and flexible accommodation currently set up as two large reception rooms and two bedrooms but could easily become a three bedroom bungalow. Ideal for professionals wishing to work from home, downsizers or young families, being within walking distance of Craiglockhart Primary School, George Watsons & Rudolf Steiner. Also close to the open spaces of Harrison Park and the Union Canal. Excellent bus links into the city centre, Haymarket train station & Edinburgh Airport from the main road.

AREA

Shandon is a very popular residential area in the south of the city which offers a good range of local stores, including Margiotta, together with some lovely independent retailers & coffee shops, giving the place a village feel. Wider shopping is available in nearby Polwarth, Slateford, Gorgie, Bruntsfield & Morningside with their good range of supermarkets and amenities. Harrison Park is around the corner, together with the Union Canal walkway, providing great walks and outside spaces. Leisure facilities are available close by at the Fountainpark Complex where there is a Nuffield Health Gym & Cineworld and various restaurants. Heriot Watt, Napier & Edinburgh Universities and the city's financial centre are all just a short bus journey away. The flat is in the catchment for the well renowned Craiglockhart Primary and George Watsons is also within walking distance. Numerous bus services

from the main road provide great links into the city centre and there is easy access out to the city bypass and the motorway network beyond.

EXTRAS

The freestanding Belling range cooker, extractor fan and integrated fridge and freezer are included in the sale.

HOME REPORT VALUATION

£475,000

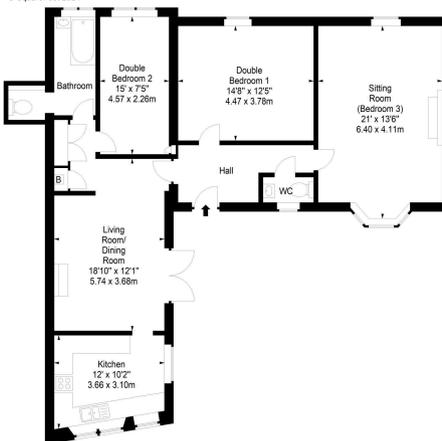


Living/dining room	18'10 x 12'1 (5.74 x 3.68m)
Kitchen	12' x 10'2 (3.66 x 3.10m)
Sitting Room	21' x 13'6 (6.40 x 4.11m)
Bedroom 1	14'8 x 12'5 (4.47 x 3.78m)
Bedroom 2	15' x 7'5 (4.57 x 2.26m)

Harrison Road,
Edinburgh, EH11 1EG



Approx. Gross Internal Area
1142 Sq Ft - 106.09 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Level

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

