



105 Harrison Road
SHANDON | EDINBURGH | EH11 1LT


warners
solicitors & estate agents



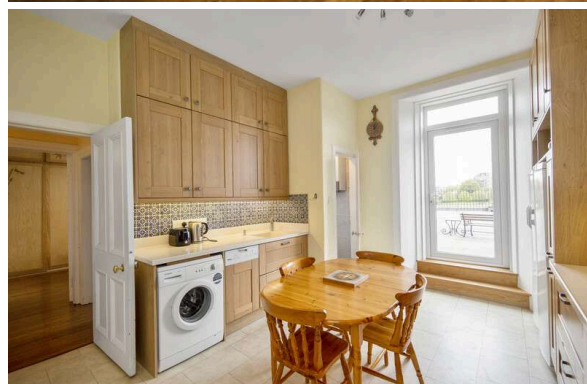
105 Harrison Road

SHANDON | EDINBURGH | EH11 1LT

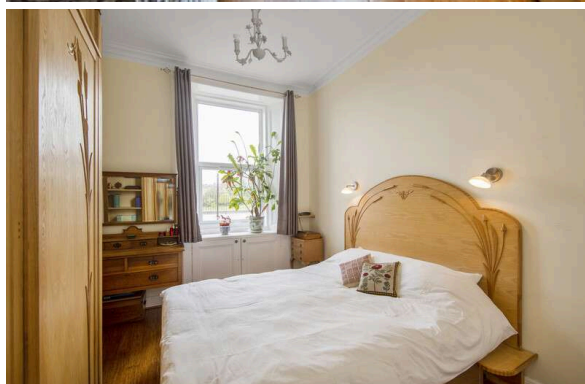
Beautifully positioned with wonderful views across Harrison Park, this rarely available three bed main door flat is well worth viewing to appreciate its elegant, walk-in condition interior. This is a highly sought after area with the scenic Union Canal walkways close at hand and great transport links into the City Centre.

This most appealing property has a prime position on the gable end of a traditional terrace and boasts lots of natural light filtering in on three elevations. It's anticipated the flat will appeal to a wide cross section of purchasers including couples, young families and anyone requiring easy access living. Superb sized accommodation, immaculately presented throughout, is nicely finished off with stylish fittings and the warmth of bamboo flooring. South-west facing to the front, with fabulous views of tree lined Harrison Park, is the bay windowed living room, much enhanced by a feature fireplace with living flame fire, decorative cornice work to the ceiling and a display press. The large kitchen has ample free floor space for a decent sized dining table and features a range of John Lewis oak units, Corian worktops and a sizeable larder. A glazed door leads out onto an elevated shared terrace, ideal for outdoor relaxation and enjoying the view across the playing fields on the east side of the Park. There are three bedrooms, all with ample storage. Two sets of freestanding wardrobes in the first bedroom are included in the sale. The second bedroom is fitted with beautiful hand-carved wooden wardrobes, and the third bedroom has bespoke cupboards and shelving. Further storage is provided by cupboards off the hallway. The fully tiled shower-room features eye-catching tile surrounds and a Moroccan wash bowl set on a vanity unit. A modern WC facility is located off the dining kitchen.

- Entrance vestibule and hallway with great storage
- Bay window living room with fireplace
- Dining kitchen with glazed door to shared rear terrace overlooking the park
- Three bedrooms
- Attractively fitted shower-room
- WC
- Gas central heating
- Double glazing
- Bamboo flooring
- On street permit parking

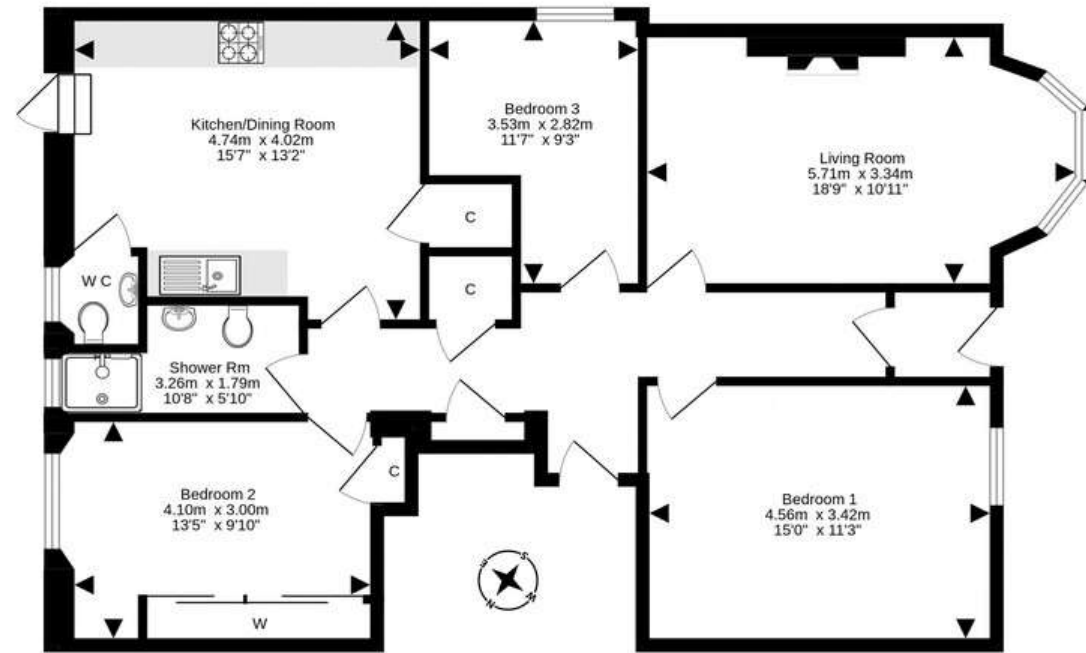
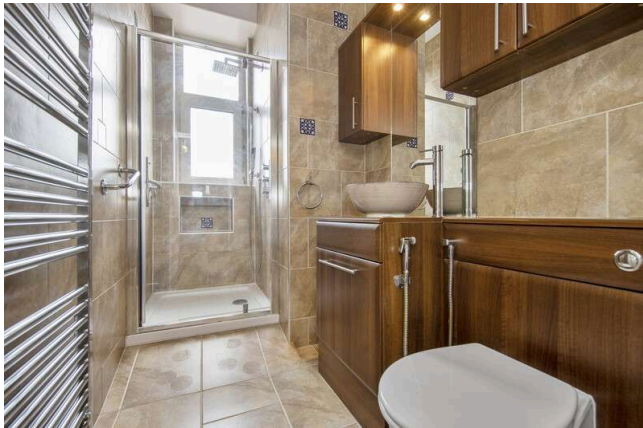


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Included in the sale will be the bedroom curtains and blinds (not the living room curtains), the kitchen appliances - Bosch washing machine and semi-integrated Miele dishwasher, 5 ring gas hob, Neff Combi Microwave-Oven, Neff Oven, and Extractor Hood. The fridge and freezer will be available by separate negotiation. All wall lighting, lighting in the kitchen, bathroom and WC is included. The free-standing wardrobes in the first bedroom are also included in the sale. EPC rating is D.

Shandon is an ever popular area with a great community spirit, at the heart of which lies the green expanse of Harrison Park, where the locals can meet up to enjoy the gardens, children's play areas, football pitches and tree lined walkways. The Park is bordered by the picturesque Union Canal, which is a popular walking or cycling route into the City Centre. Local shops in the vicinity include Margiotta's Food and Wine store and Lidl, plus a Sainsbury's Superstore and Aldi in neighbouring Gorgie. Leisure wise the choice is excellent and includes a number of bars and restaurants with cinema, gym and bowling alley to be found at nearby Fountain Park Leisure Complex, and further shops, bars and restaurants just a short walk away in Bruntsfield and Morningside. All the city centre attractions can be easily reached by way of regular bus services from the nearby main routes. Schooling is well represented from nursery to senior level, with Napier and Edinburgh Universities on hand for the more mature student. The city bypass is within easy reach, with access to Edinburgh International Airport and the M8/M9/M90 motorways. Haymarket railway station is a short journey away, and Waverley railway station is easily accessed by bus.



22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

espc