



**19/4 SHANDON STREET
SHANDON
EDINBURGH
EH11 1QH**

**OFFERS OVER
£295,000**

 **CONNELL & CONNELL** *WS*
SOLICITORS AND ESTATE AGENTS

**BRIGHT AND
SPACIOUS SECOND
FLOOR FLAT IN A
DESIRABLE RESIDENTIAL
AREA CLOSE TO
EXCELLENT LOCAL
AMENITIES AND THE
CITY CENTRE**

VIEWING
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

Attractive and spacious second floor flat located in a very sought after area of the city and offering spacious and flexible family accommodation. The property is situated in a quiet street in Shandon, a highly sought after location approximately 1.5 miles from the City Centre and with good local shops and schools. There is free on-street parking and regular bus services run close by giving good access to all parts of the city. There is also easy access to the motorway network.

The area is served by both public and private schools that include the popular Craiglockhart Primary, Boroughmuir, George Watsons College and Napier University. Leisure facilities, within walking distance, include Fountain Park Leisure Complex, a Nuffield Health Centre, Harrison Park, public tennis courts and the Union Canal walkway.

Internally the property is in good decorative order throughout and benefits from double glazing and good storage facilities. Two box rooms and a large walk in cupboard offer rare additional space for hobbies, study and storage.

There is a well maintained and enclosed communal garden to the rear of the building.



PROPERTY DETAILS

- * Welcoming and spacious entrance Hall. Large walk in shelved cupboard. Cupola. Entryphone handset.
- * Bright and spacious Lounge / Bedroom 3 with bay window to front. Feature tiled fireplace. Display recess with cupboards below. Decorative cornice.
- * Family / Dining Room with window to rear with open outlook. Feature tiled fireplace with wooden mantel. Built in cupboard.
- * Fitted Kitchen with fitted base units. The free-standing gas cooker is included in the sale together with the washing machine. Ample work surfaces with integrated stainless steel sink with drainer and tiled splashback. Shelving. Window to rear.
- * Double Bed room with window to rear with open outlook. Cornice.
- * Second Double Bed room with window to front.
- * Family Bathroom with white three-piece suite comprising bath with tap mixer shower, wash hand basin and WC. Electric wall heater. Window to rear.
- * Boxroom located off the Hall with skylight.
- * Second large Boxroom located off the Family Room. Shelving.

Energy Efficiency Rating: G

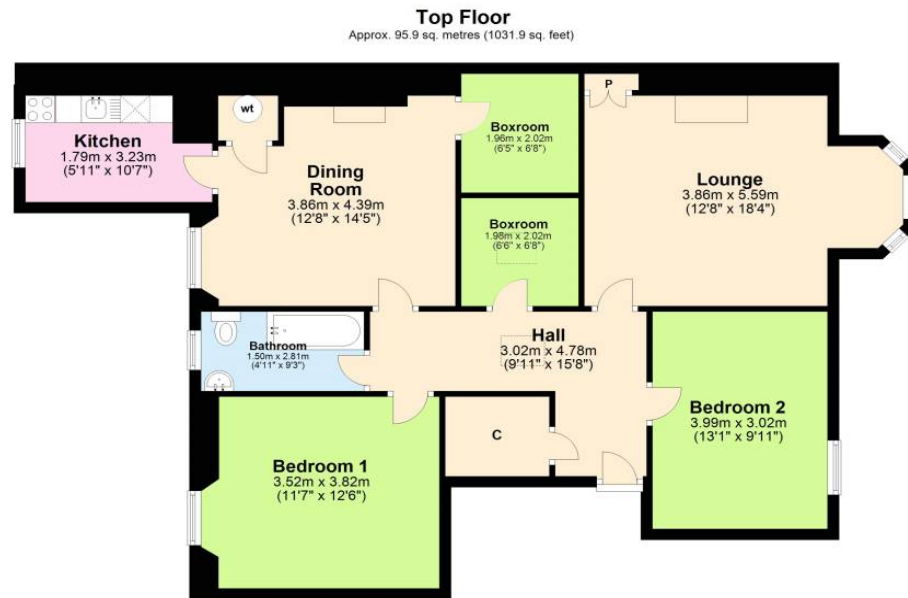


EXTERNAL

There is a well maintained and enclosed communal garden to the rear of the building with a large lawn bordered by plants and shrubs.

Unrestricted on-street parking is available in surrounding streets.





Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Photographs and Floorplan by Mike Dooley Photography 07730560286



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.