



40/10 Harrison Road, Edinburgh, EH11 1EQ

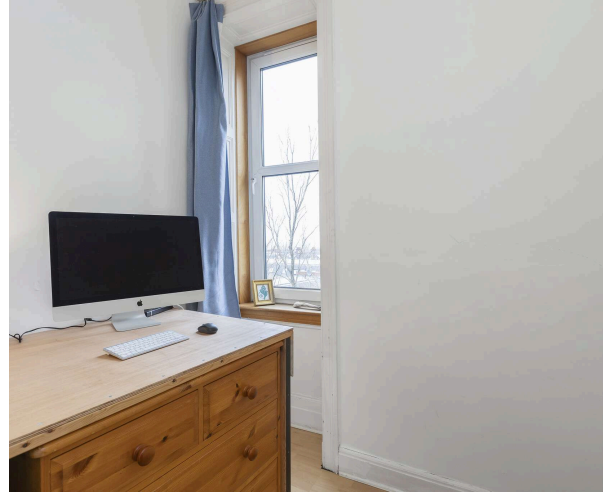


Welcome

Welcome to Harrison Road, this bright and spacious top floor two bedroom flat forming part of a traditional tenement building retaining many period features, a secure entry system, communal gardens to the rear along with permit and metered parking. The property is ideally located in the sought-after Shandon area of Edinburgh close to many local amenities, schooling and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with useful storage.
- Bright and spacious living room features a bay window, front facing.
- Dining kitchen with white goods included.
- Double bedroom, rear facing.
- Single bedroom or home office.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing.
- Communal garden to the rear.
- Permit and metered parking.





Shandon

Shandon is an ever popular area with the beautiful 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. 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

Extras

The integrated kitchen appliances, curtains blinds and fitted floor coverings are included.



Get in touch

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Property Hub:

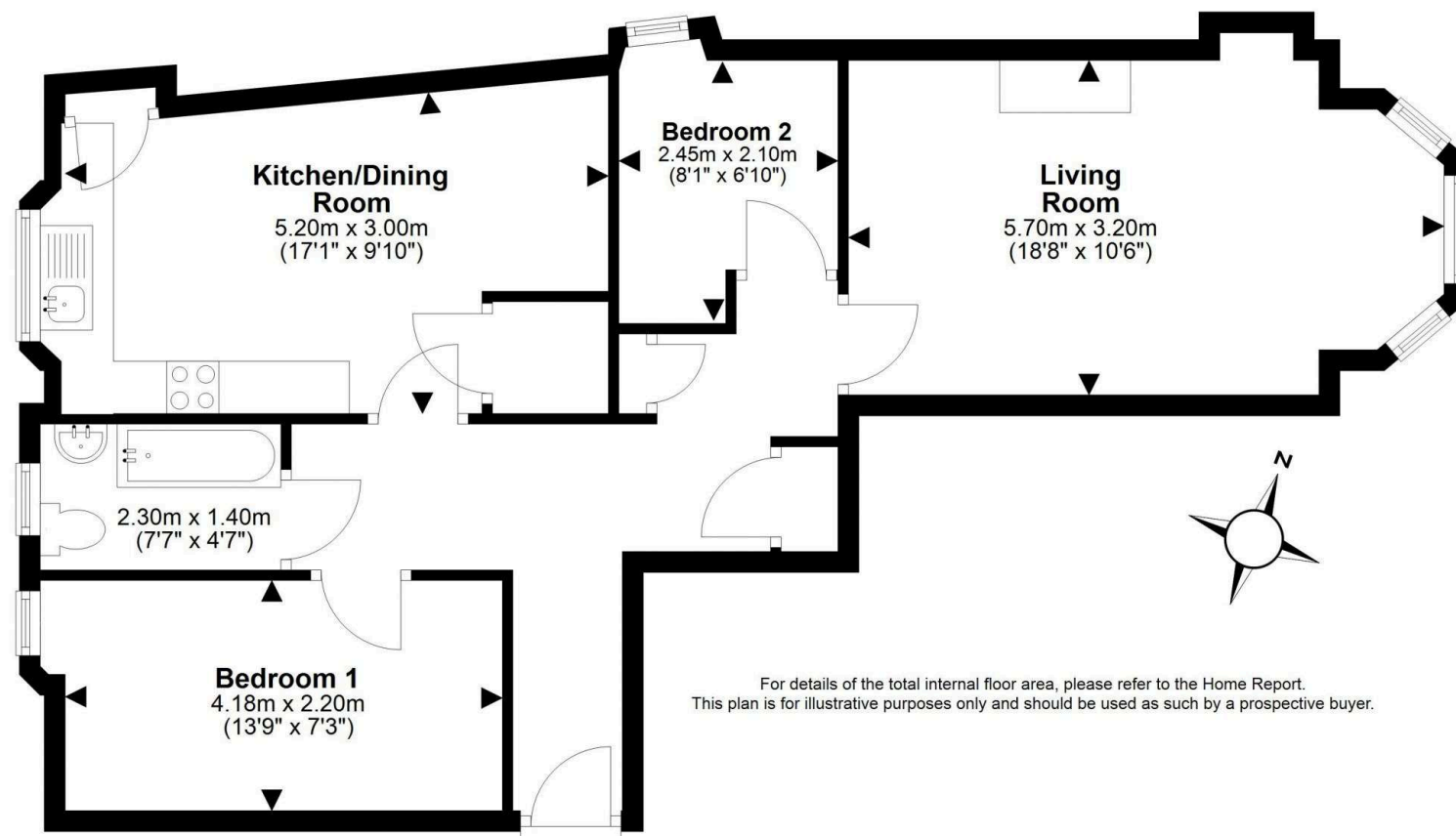
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.