



103/8, Harrison Road, Edinburgh, EH11 1LT

Light, Well-Presented & Spacious, One Bedroom, Third (Top) Floor Flat

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Property Description

Light, well-presented and spacious, one-bedroom, third (top) floor flat, with superb open views to Harrison Park. Forming part of an impressive traditional stone-built tenement, located in the popular Shandon area, south-west of Edinburgh city centre.

Comprises an entrance hallway, living room, dining/kitchen, a double bedroom, and a bathroom.

This period property features tall ceilings and ornate cornice work, along with a modern fitted kitchen, electric heating and double glazing. Further features include a secured entry system, a shared drying yard to the rear, and a bright skylight cupola for the communal stair.

There is ample zoned street parking to the front and surrounding streets, with the open spaces of Harrison East and West parks and the idyllic Union Canal path.

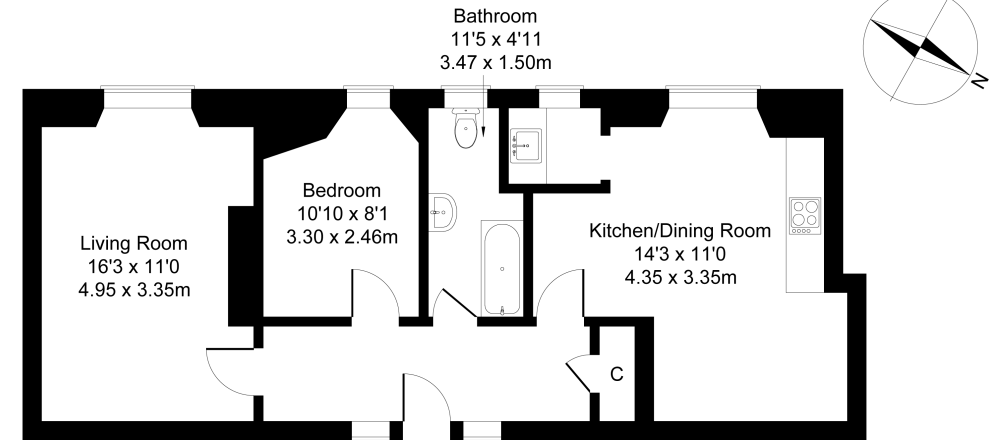
A welcoming entrance hall provides access throughout the property and includes a convenient built-in storage cupboard. Flooded with natural light from twin windows, the bright and spacious living room is enhanced by ornate coricing, carpeted flooring, a fireplace, and a traditional Edinburgh press with fitted shelving. The generous dining kitchen offers excellent space for both cooking and dining. The kitchen is fitted with a range of wall and base units, stone-effect worktops with a tiled splashback, an integrated electric hob and oven, and a freestanding fridge/freezer, while a utility-like room provides additional storage and workspace, complete with fitted units and worktops, a sink with drainer, and a freestanding washing machine.

The well-proportioned double bedroom offers a comfortable retreat, featuring carpeted flooring and ample space for freestanding bedroom furniture. Completing the accommodation, the bathroom is fitted with a three-piece suite incorporating a shower over the bath, with partially tiled splash walls.



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Approximate Gross Internal Area: (646 sq ft - 60 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Shandon is a well-established suburb located to the west of Edinburgh city centre. The area is served by several local shops, with larger supermarkets nearby including Sainsbury's at Gorgie and Longstone, Aldi and Lidl close by, and a 24-hour ASDA at Chesser. Outdoor leisure options abound, with the expansive Harrison Park and the Union Canal offering pleasant walking and cycling routes into the city centre. Other nearby green spaces and recreational facilities include Colinton Dell, the Water of Leith, Nuffield Health Club, Craiglockhart Sports Centre, and the Corn Exchange

Leisure Village. Highly-regarded schools such as Craiglockhart Primary School, just a short walk away, serve the community. Many of Edinburgh's attractions, businesses, and educational institutions are easily accessible on foot, along with Haymarket Station, which provides tram and rail connections for onward travel. Regular bus services run from Dundee Street and Polwarth Gardens, ensuring good public transport links.





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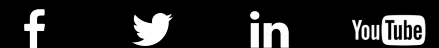
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