

**13/6 Ogilvie Terrace
Edinburgh EH11 1NS**

Offers Over £345,000

- Large living/dining room featuring ornate cornice and decorative fireplace
- Modern kitchen fitted with a range of floor and wall mounted units, induction hob, electric oven and white goods included in sale
- Two double bedrooms with master featuring en-suite shower room
- Family bathroom fitted with three-piece suite with electric shower over the bath
- Gas central heating and double glazing throughout
- Communal garden
- On-street permit parking

**Council Tax Band: D
Tenure: Freehold**



Flat

Blair Cadell are delighted to present this impressive two-bedroom apartment, ideally situated in the highly sought-after Shandon area of Edinburgh. Offering stylish, move-in-ready accommodation, beautiful open views towards Harrison Park, and excellent local amenities and transport links nearby, this exceptional home is sure to appeal to a wide range of buyers.

The property opens into a welcoming and spacious hallway, complete with two large storage cupboards. The bright and elegant living/dining room provides the perfect space for relaxing or entertaining, featuring a decorative fireplace and attractive ornate cornicing that add character and charm. The well-appointed kitchen has been thoughtfully designed with an excellent range of base units and integrated appliances, including an electric oven and induction hob, making it ideal for keen home cooks. There are two generously proportioned double bedrooms. The master bedroom benefits from built-in wardrobes and a modern en-suite shower room, while the second double bedroom offers ample space for guests, family members, or home working. A contemporary family bathroom, fitted with a three-piece suite and electric shower over the bath, completes the accommodation. Further benefits include gas central heating, double glazing, well-maintained communal gardens, and residents' permit parking.

Located just 1.5 miles from Edinburgh city centre, Shandon is a highly desirable neighbourhood. Residents enjoy access to excellent outdoor spaces, including the scenic Union Canal and the much-loved Harrison Park ideal for walking, cycling, and family outings. Nearby Craiglockhart Sports & Tennis Centre offers extensive leisure facilities, while Fountain Park Leisure Complex provides entertainment with a cinema, gym, and a variety of restaurants. This area is well-equipped to meet everyday needs, with a wide range of nearby shops, including Margiotta, a 24-hour ASDA, Sainsbury's, Lidl, Aldi, and the Edinburgh West Retail Park. Transport links are equally convenient, with frequent bus services offering easy access to both the city centre and Haymarket, where you'll find local train and tram connections. The city bypass is just a short distance away, providing quick and straightforward routes for travel around Edinburgh and beyond.

Viewing by appointment on 0131 337 1800

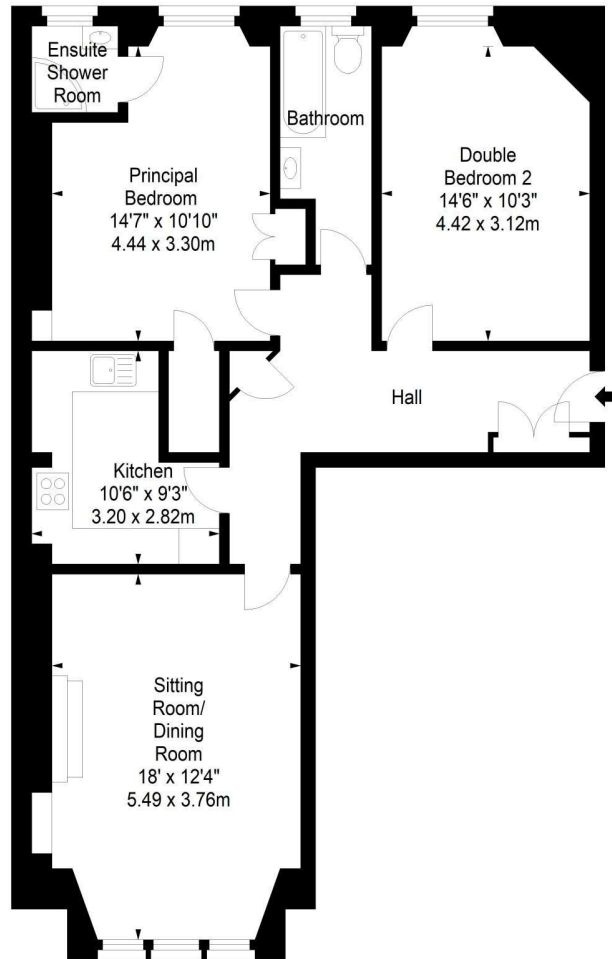




Ogilvie Terrace, EH9 2CE



Approx. Gross Internal Area
848 Sq Ft - 78.78 Sq M
For identification only. Not to scale.
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Second Floor



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