



GARDEN STIRLING BURNET

2 MYRTLE TERRACE

SHANDON, EDINBURGH, EH11 1PF



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PROPERTY SUMMARY



Set in sought-after Shandon, this spacious three-bedroom double upper colonies flat is presented in a beautiful move-in condition. It blends generous Victorian proportions, attractive retained period features and tastefully modernised interiors. Arranged over the first and top floors, the accommodation comprises: ground-floor entry with stairs to the first-floor landing with walk-in storage; generous living room with feature fireplace, original wooden flooring and bay window with working shutters; impressive modern kitchen with a separate dining area; a neighbouring utility/home office; a small double bedroom/large home office. A bright stairwell leads to a top floor landing also with built-in storage; two generous double bedrooms - one with feature fireplace and the other with built in wardrobes and large under eaves storage cupboard and a bright four-piece family bathroom with a separate shower. Externally, there is a fully enclosed private front garden with shed, and free on-street parking. A city home with character, space and excellent local convenience.

Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.





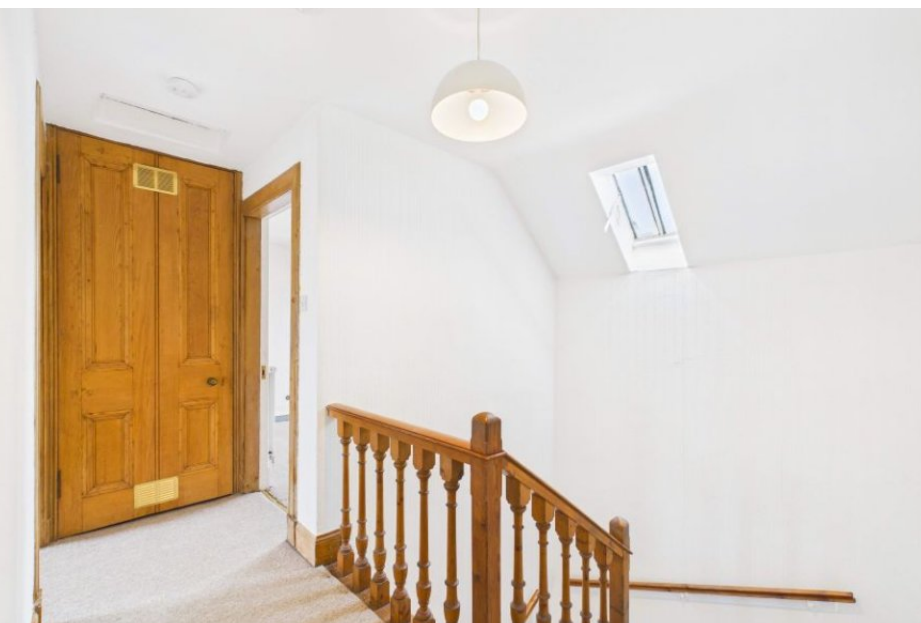
"It blends generous proportions with attractive retained period features."

FEATURES

- Sought-after double upper colonies flat in Shandon
- Within walking distance of Craiglockhart Primary School (catchment primary school), outstanding amenities, transport links, Union Canal, Harrison Park and other green spaces
- Retained Victorian features and spacious modernised interiors
- Living room with original flooring, bay window with working shutters and feature fireplace
- Large fully integrated kitchen with dining area
- Neighbouring utility/home office
- Three double bedrooms
- Bright family bathroom with a four-piece-suite

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CLICK HERE
for a virtual tour of the property



**"A city home with character, space
and excellent local convenience."**





SHANDON, EDINBURGH

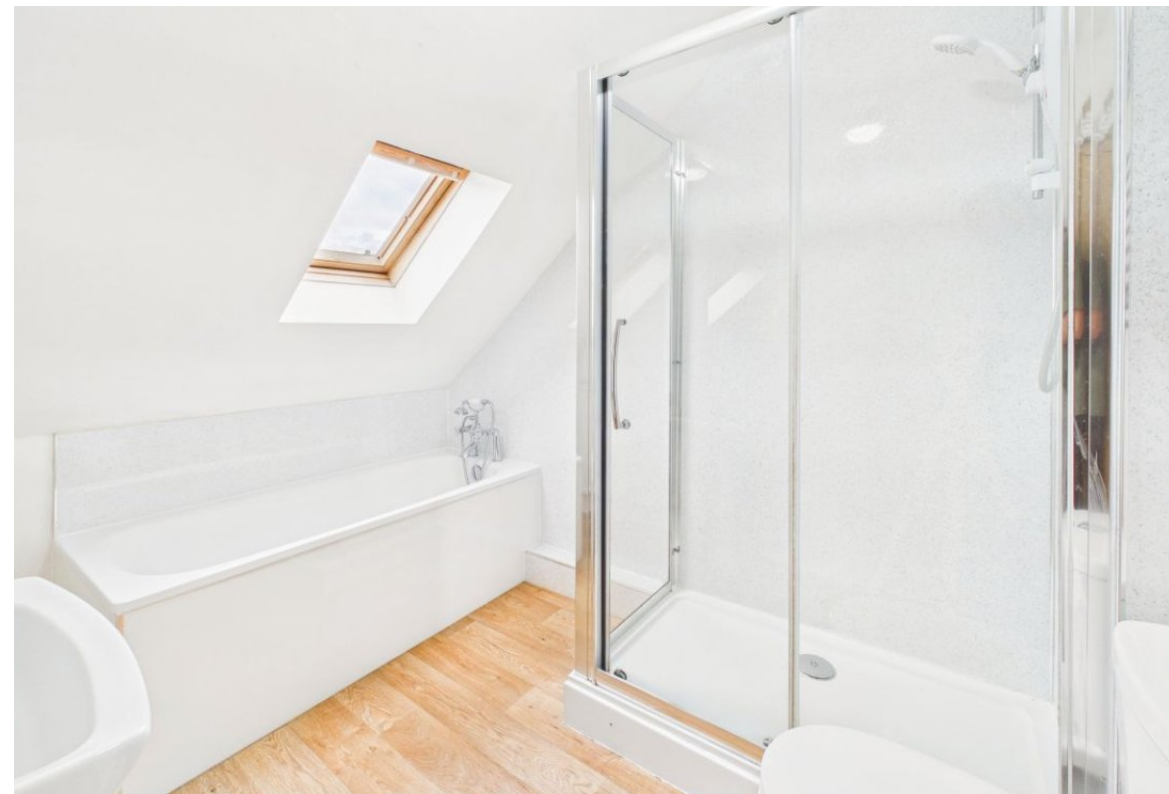
Shandon is an extremely popular residential area with easy access to Edinburgh city centre, via many bus services from Slateford Road and Polwarth Terrace.

The area offers an excellent range of everyday amenities, with local shops and coffee shops available nearby on Ashley Terrace and Slateford Road. There are also supermarkets, cafés, restaurants, leisure facilities and entertainment all close at hand.

For outdoor and leisure time, residents can enjoy canal-side walking and cycling routes, nearby green spaces and playgrounds, and easy access to Fountain Park Leisure Centre & Cinema and Craiglockhart Tennis & Sports Centre.

Schooling is well catered for in the surrounding area. It is in the catchment for Craiglockhart Primary School and Tynecastle High School, and easy walking distance from George Watson's College and Edinburgh Steiner School. There are also further education and university campuses within easy reach, such as Napier University, The University of Edinburgh and Heriot Watt University.

Shandon is very well connected for commuting, with regular bus services nearby, quick access to Haymarket Station and tram services, and convenient road links towards the city bypass and wider motorway network.







OFFERS TO:
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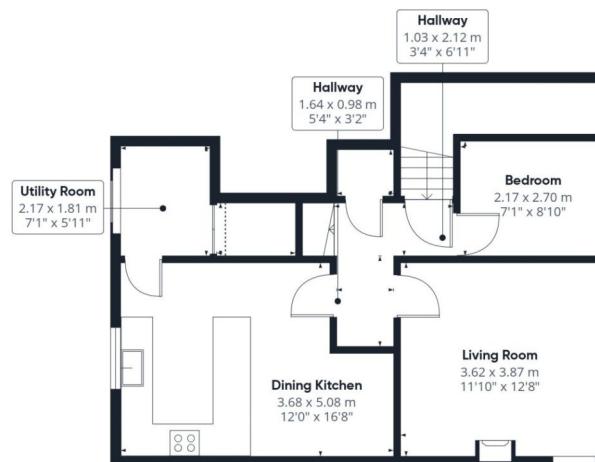


HOUSE SALES

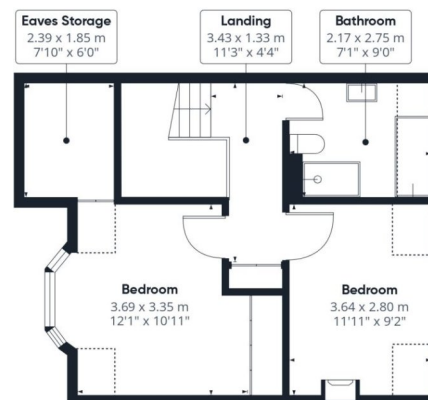
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



Main Floor



Floor Level 2



GARDEN STIRLING BURNET

Approximate total area⁽¹⁾

88.1 m²
946 ft²

Reduced headroom

9.3 m²
100 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



EPC
RATING

D

COUNCIL
TAX BAND

D