



15 Harrison Gardens, Shandon
| EDINBURGH | EH11 1SH



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Nestled in the heart of Shandon, moments from the vast open green expanses of Harrison Park, excellent amenities and quick transport links is this spacious main door duplex apartment. Boasting modern interiors, gas central heating, double glazing and a well-kept communal garden this property would make an ideal buy in a highly sought-after location. This generously proportioned apartment offers a welcoming and airy entrance reception on the ground floor, leading into a spacious kitchen/dining room with attractive twin windows and a range of modern appliances, then leads into a cosy living room with a patio door that gives access to a well-kept shared garden. Also on the ground floor is the stylish bathroom with waterfall shower over the bath and a heated towel rail. On the lower floor there are two well-proportioned bedrooms both with built in storage and one a walk-in wardrobe, a utility room and a further shower room with waterfall shower and a heated towel rail. The property benefits from two garden storage units, and permit parking.

- Modern main door 3 bedroom apartment
- Spacious dining/kitchen /living area with fully fitted kitchen
- Welcoming hallway
- Living room, with option for Bedroom 1 or living room, with patio doors to the well kept shared garden
- Stylish bathroom with waterfall shower over the bath
- Two well-proportioned bedrooms, one with walk-in wardrobe
- Further shower room
- Gas central heating and double glazing
- Permit parking

Council tax E. Energy Rating C

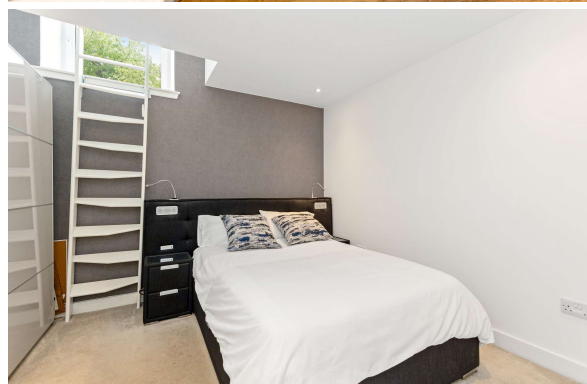
All fixtures, fittings, integrated kitchen appliances, blinds, washing machine, will be included in the sale.

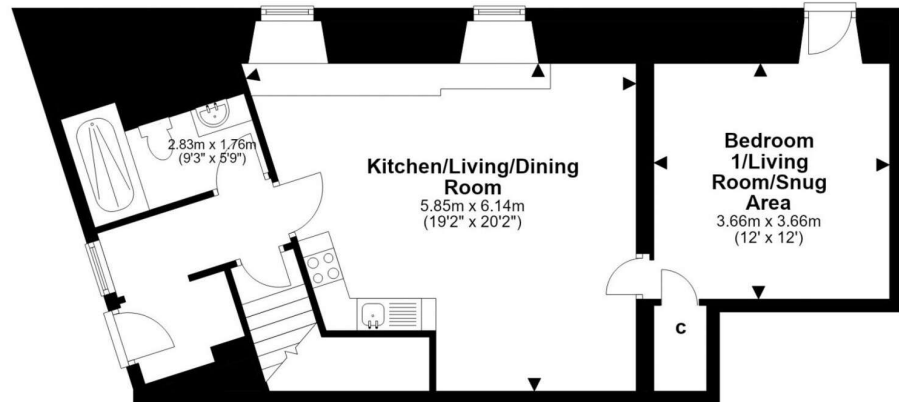
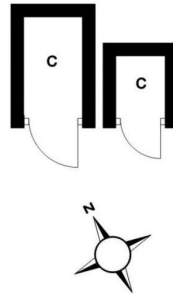
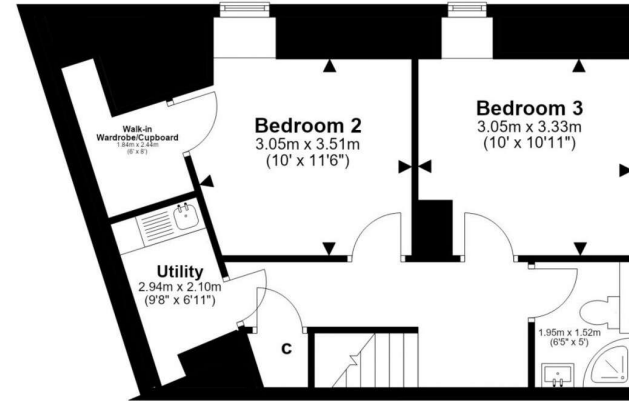
Wooden & pipe shelving , and bar table are available under separate negotiations.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Shandon is an ever-popular area with a great community spirit, at the heart of which lies the 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 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 Sainsbury and Aldi in neighbouring Gorgie. Leisure wise the choice is excellent and includes a number of bars and restaurants with further facilities to be found at the impressive Fountain Park Leisure Complex. All the city centre attractions can be easily reached by way of regular bus services from the nearby main routes, including Murrayfield Stadium which is within walking distance. Schooling is well represented from nursery to senior level, (both Public & Private) with Napier and Edinburgh Universities on hand for the more mature student. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport Haymarket railway station is a short journey away.





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