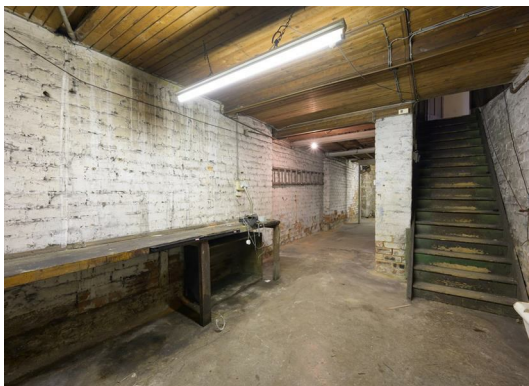




Offers over £180,000

72 Harrison Gardens, Edinburgh, EH11 1SD



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Traditional Main door Flat in Need of Refurbishment
Superb Location Directly Opposite Harrison Park

Traditional Main Door One Bedroom Flat - In need of comprehensive modernisation.

This extensive ground floor flat is situated in an enviable position directly opposite Harrison Park and benefits from a main door entrance, period features and a large cellar area offering potential to extend subject to necessary consents.

Traditional Main door Flat in Need of Refurbishment; Entrance Hall; Sitting Room; Box Room; Dining Kitchen; Double Bedroom; Bathroom; Extensive Cellar with Ample Ceiling Height; Direct Access to Shared Gardens from Cellar.

ACCOMMODATION (WIDEST POINTS)	
Living room	19'5" x 11'5" (5.94 x 3.48)
Dining Kitchen	17'5" x 10'11" (5.31 x 3.33)
Bedroom	12'0" x 10'9" (3.68 x 3.30)
Cellar	44'5" x 11'5" (13.54 x 3.48)

LOCATION

Harrison Gardens is a lovely street of predominantly period properties running along the south side of leafy Harrison Park. It is a convenient location combining a peaceful position with good access into the city centre. The area is very well served by local amenities with shops, cafes and restaurants in abundance along Slateford Road and Fountainbridge. Supermarkets are within the immediate area, whilst the fashionable cafes and bars of Bruntsfield are within easy reach. Both Tynecastle Park and Murrayfield Stadium are nearby and regular buses run along Ashley Terrace providing links into the city centre and beyond. The Union Canal runs just along the opposite side of the park and provides a pleasant traffic free route into the city centre for pedestrians and cyclists. For motorists the A70 Slateford Road provides convenient access to the city bypass and motorway network beyond.

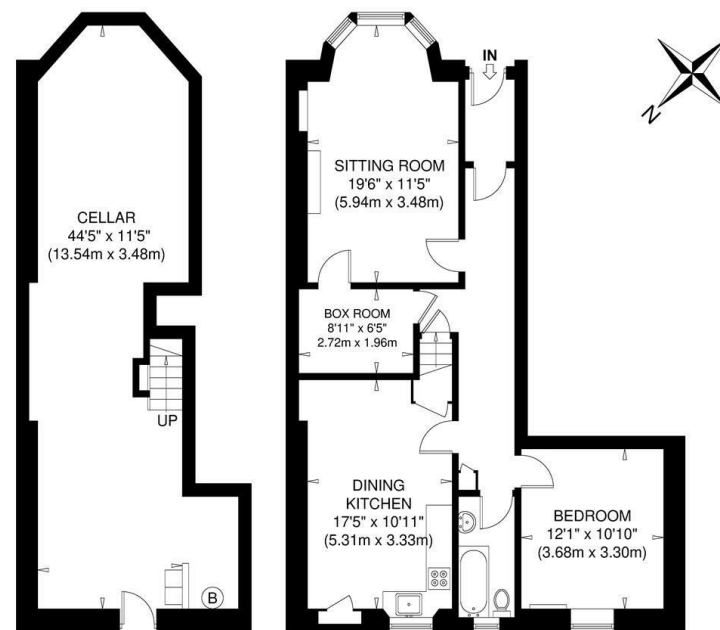
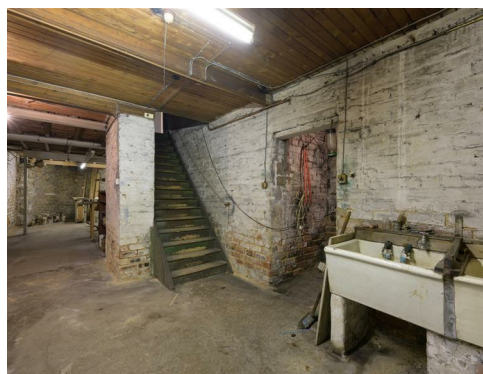
EPC RATING

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VIEWING

By appointment only please Telephone: 0131 554 6244.





BASEMENT
GROSS INTERNAL
FLOOR AREA 47.5 SQ M / 511 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 76.4 SQ M / 822 SQ FT

HARRISON GARDENS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 123.9 SQ M / 1333 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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