

**14A Harrison Road  
Edinburgh EH11 1EG**

**Offers Over £500,000**

- Large bay window lounge featuring fitted shutters and built in storage
- Modern kitchen/diner fitted with a range of floor and wall mounted units, range cooker, island and integrated appliances
- Three double bedrooms with master featuring en-suite shower room
- Family bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing throughout
- Private garden to rear featuring decked area and laid with artificial lawn
- Off-street parking via monoblock drive

**Council Tax Band: E  
Tenure: Freehold**



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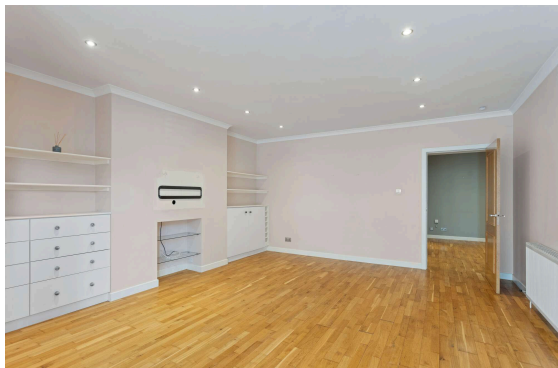
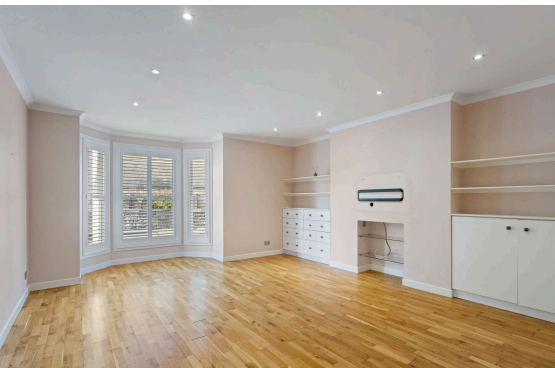
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EPC C



## Lower Flat

This superb three-bedroom main door flat offers an ideal family home or an excellent option for those looking to downsize without compromising on space. Presented in true turnkey condition throughout, the property is sure to attract strong interest, and early viewing is highly recommended.

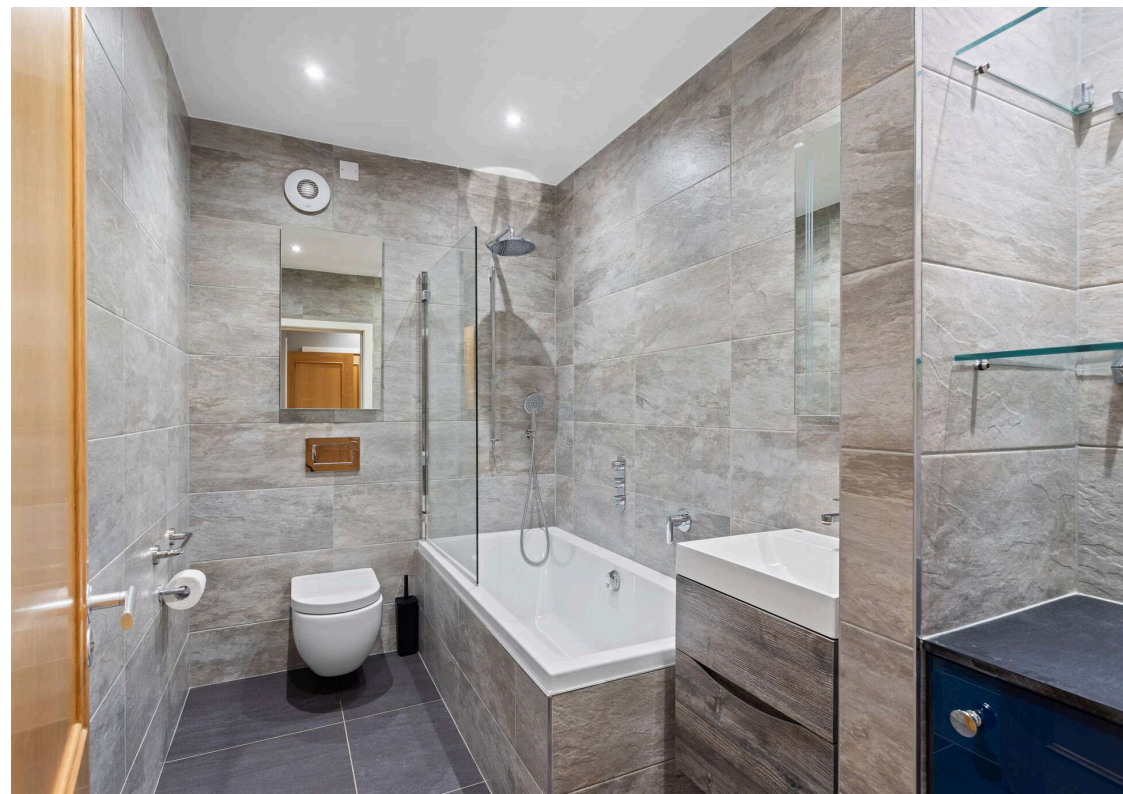
The accommodation comprises a spacious bay-windowed lounge, complete with stylish fitted shutters offering both privacy and character, creating the perfect space to relax and unwind with family and friends.

A particular highlight of the home is the beautifully renovated kitchen. Thoughtfully designed and fitted with an extensive range of shaker-style wall and floor-mounted units, the kitchen features stunning quartz worktops, a large central island with breakfast bar seating, a range cooker, and a selection of integrated appliances, all of which are included in the sale. Ideal for keen cooks and those who enjoy entertaining, this impressive space is truly the heart of the home. There are three generous double bedrooms, with the master bedroom benefiting from a spacious en-suite shower room fitted with a two-piece suite and a mains walk-in shower with rainfall showerhead. Completing the accommodation is a contemporary family bathroom featuring a three-piece suite and mains shower over the bath. The property further benefits from gas central heating and double-glazed windows throughout, enhancing comfort and energy efficiency. Externally, the property enjoys a large decked seating area and an artificial lawn, providing a low-maintenance outdoor space that is perfect for enjoying the warmer months. A substantial garden shed offers excellent additional storage, while a monobloc driveway provides convenient off-street parking.

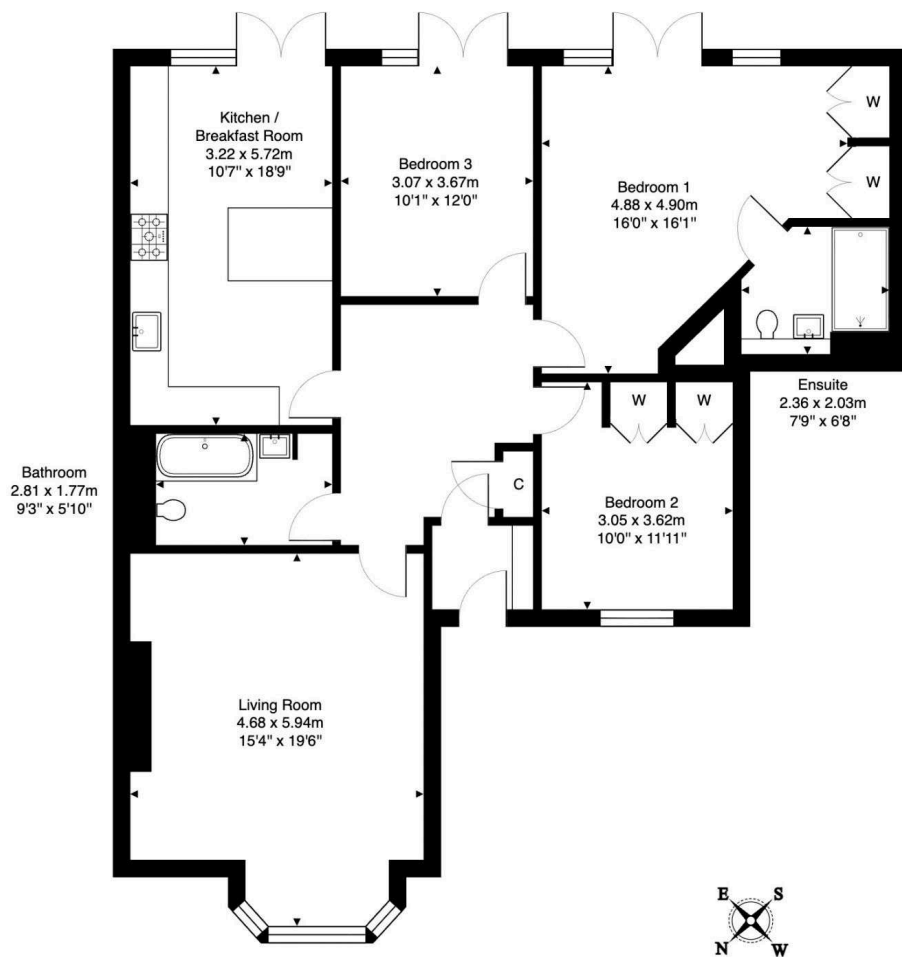
Shandon is a sought-after area just 1.5 miles from Edinburgh city centre, with frequent bus services nearby. The city bypass is a short drive away, providing access to the International Airport and the M8/9/90 motorway network. The area is well-served by excellent public and private schools, including Craiglockhart Primary and George Watson's College. Nearby shopping options include Edinburgh West Retail Park, 24-hour ASDA, Sainsbury's, Lidl, and Aldi. For recreation, residents can enjoy Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex, which offers restaurants, a cinema, and a Nuffield Health Centre.

**Viewing by appointment on 0131 337 1800**





14A Harrison Road, Edinburgh, EH11 1EG



Ground Floor

Total Area: 114.2 m<sup>2</sup> ... 1229 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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