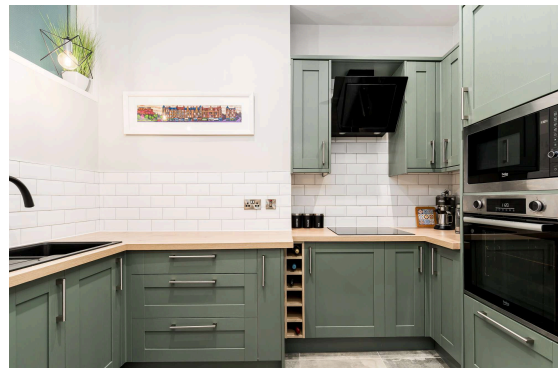


**82/13 Harrison Gardens
Edinburgh EH11 1SB**

Offers Over £310,000

- Bay window living/dining room featuring ornate cornice, two centre roses and gas fireplace
- Newly fitted kitchen featuring a range of floor and wall mounted units, induction hob, electric oven and integrated appliances
- Two double bedrooms with master featuring large storage cupboard and wardrobes included in sale
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing throughout
- Well kept communal garden
- On-street permit parking

Council Tax Band: D
Tenure: Freehold



Flat

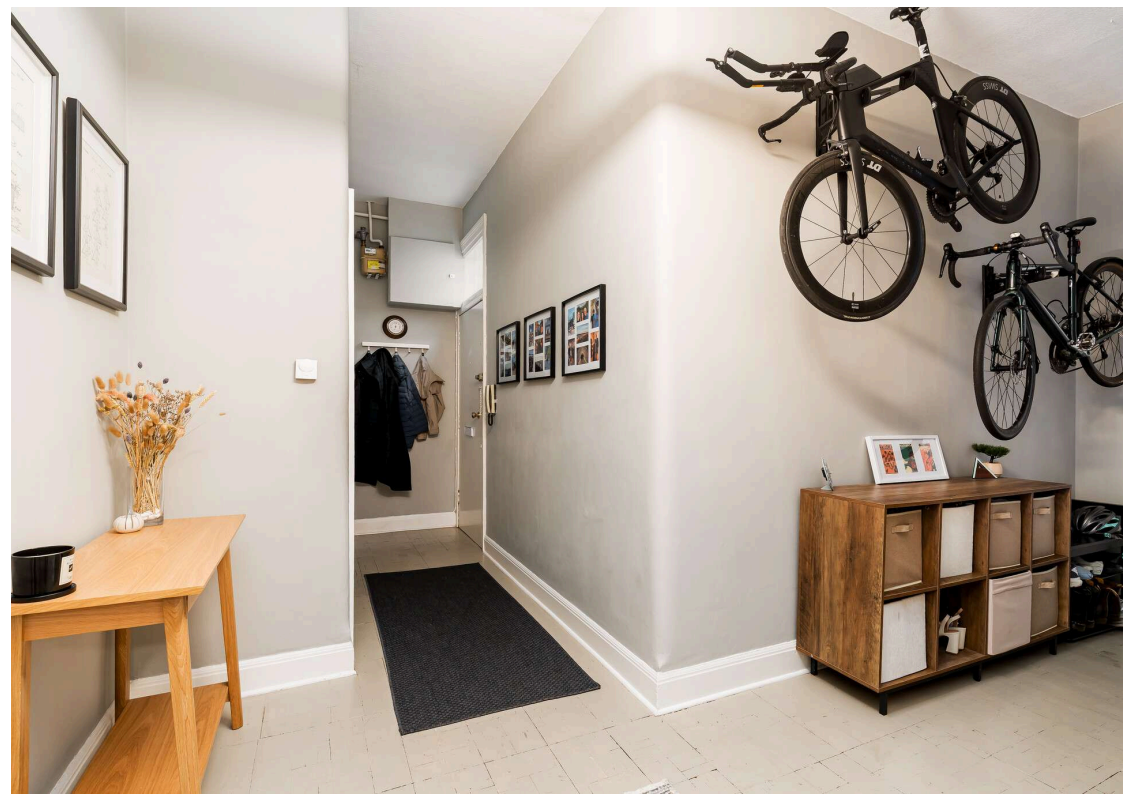
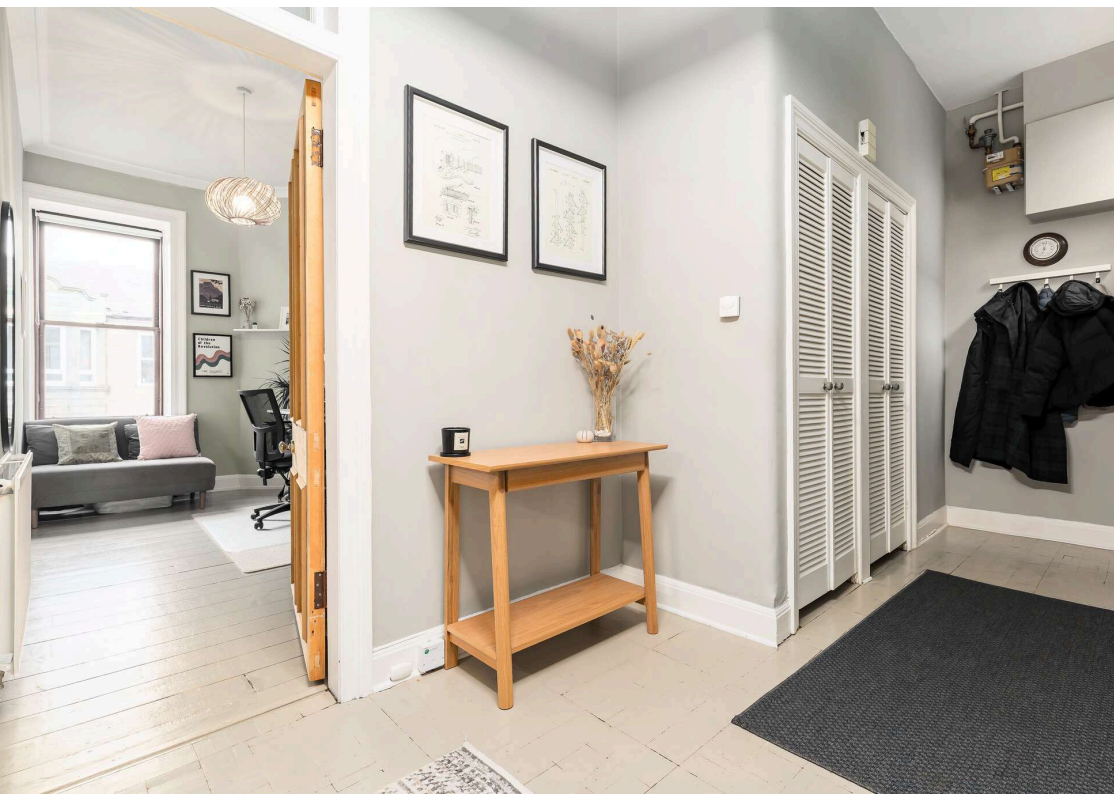
Blair Cadell are delighted to present to the market this bright and spacious top-floor flat, boasting a wealth of original period features and ideally situated close to the city centre and an excellent range of local amenities.

The accommodation comprises a welcoming entrance hallway with two useful storage cupboards. An attractive bay-windowed lounge/dining room featuring the original ornate cornicing, two decorative ceiling roses and a working gas fireplace with a marble surround. The newly fitted kitchen boasts a range of sleek floor and wall mounted units, induction hob and electric oven, integrated appliances and white goods which are available by separate negotiation. There are two well-proportioned bedrooms, one of which enjoys open views over the communal garden and benefits from a large storage cupboard and wardrobes included in the sale offering plenty of useful storage space. The bathroom is fitted with a three-piece suite and a mains shower over the bath. Further benefits include gas central heating and double glazing throughout. Externally, there is a well-maintained communal garden to the rear and on-street permit parking is available.

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. For everyday needs, there is an excellent selection of nearby shops, including Margiotta, a 24-hour ASDA, Sainsbury's, Lidl, Aldi, and the Edinburgh West Retail Park. The area is also particularly well placed for Edinburgh's universities, with excellent transport links providing convenient access to the University of Edinburgh, Edinburgh Napier University, and Heriot-Watt University campuses. The area enjoys excellent transport connections, with numerous bus services providing easy access to the city centre and Haymarket, where local train and tram links are available. In addition, the city bypass is conveniently close, ensuring quick and straightforward travel around Edinburgh and beyond.

Viewing by appointment on 0131 337 1800

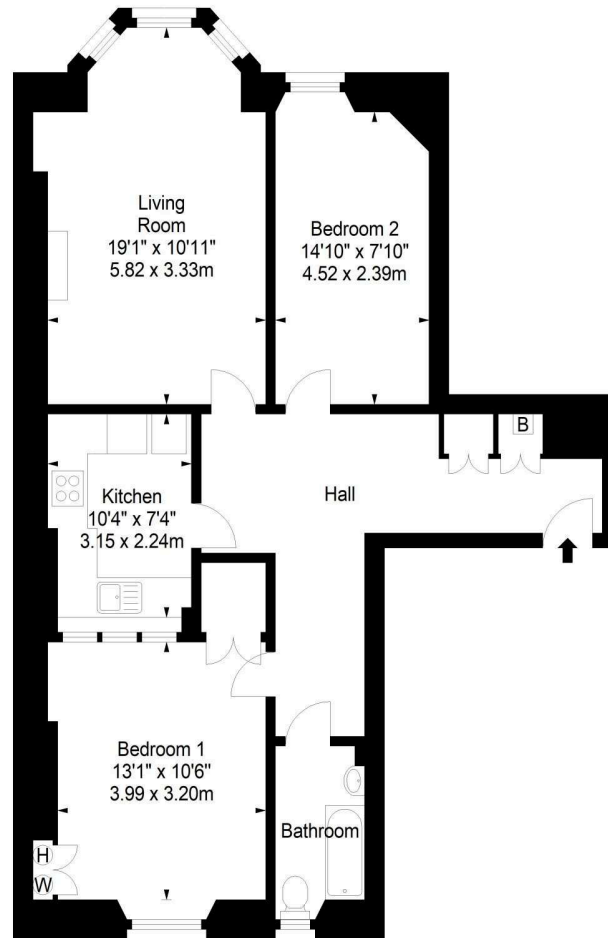




**Harrison Gardens,
Edinburgh,
Midlothian, EH11 1SB**



Approx. Gross Internal Area
794 Sq Ft - 73.76 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Third Floor



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