

**71/10 Harrison Road
Edinburgh EH11 1EQ**

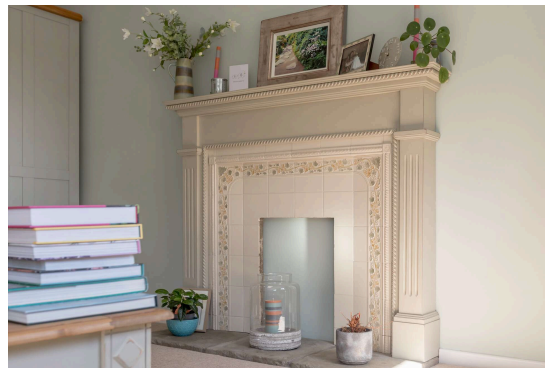
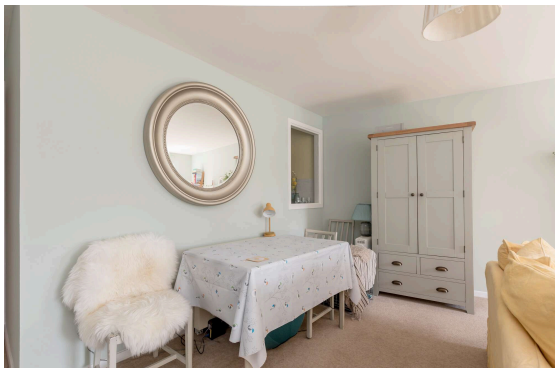
Fixed Price - £250,000

- Large south facing living/dining room and decorative fireplace
- Galley kitchen fitted with a range of floor and wall mounted units, induction hob and oven and white goods included in sale
- Large double bedroom with built in wardrobes
- Bathroom fitted with three-piece suite and shower over the bath
- Large storage cupboard in hallway
- Electric heating and new double glazing to be fitted
- Secure undercroft parking

Council Tax Band: C

Tenure: Freehold

Annual Service Charge: £720



Flat

Blair Cadell are delighted to bring to market this beautifully presented one-bedroom flat in the highly sought-after Shandon area. Finished to an exceptional standard throughout, the property is offered in true turn-key condition and is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

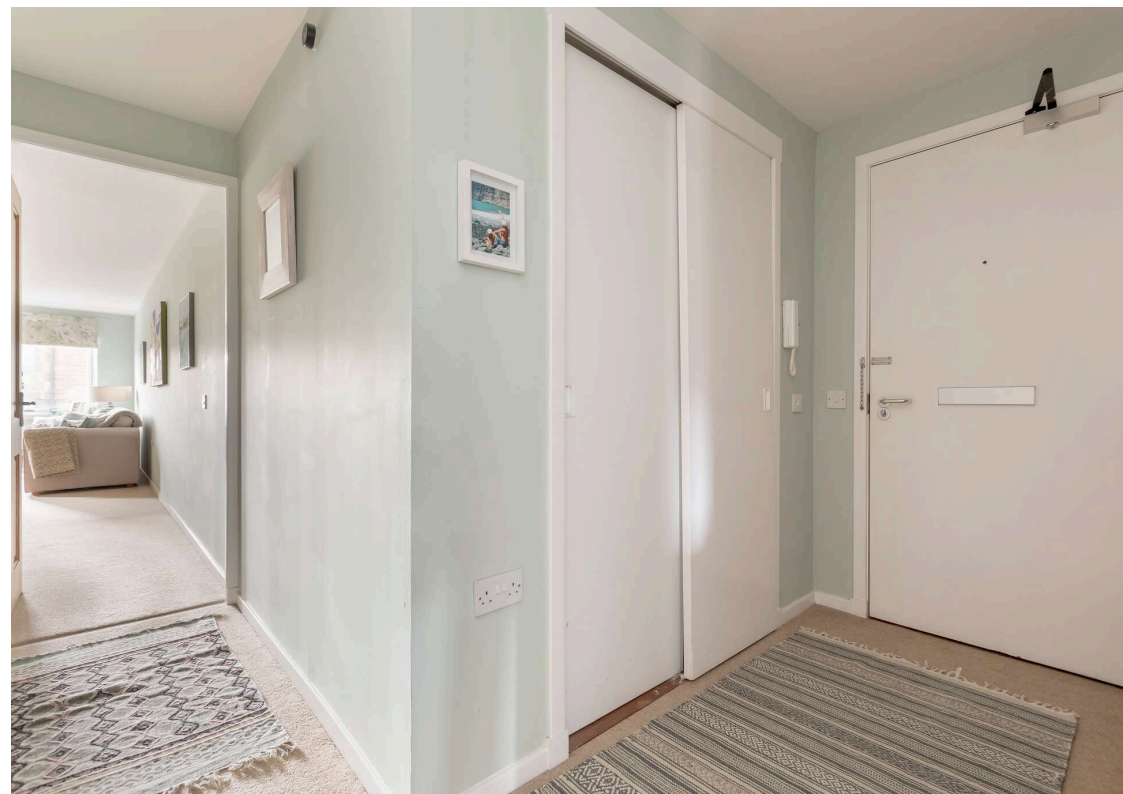
The accommodation comprises a superb living and dining room, centred around an attractive decorative fireplace, creating the perfect space for relaxing or entertaining family and friends. The stylish galley kitchen is thoughtfully designed and benefits from a clever internal opening that enhances the flow of natural light. It is fitted with a range of contemporary wall and base units, an induction hob, electric oven, and a selection of white goods, all of which are included in the sale. To the rear of the property is a spacious double bedroom, providing a peaceful retreat away from the road. The room also benefits from a built-in wardrobe, offering excellent storage. The stylish, fully tiled bathroom is fitted with a modern three-piece suite and a shower over the bath. Further benefits include excellent storage throughout, with two large cupboards located in the hallway, electric heating, double glazing which is due to be newly installed, and readily available secure undercroft parking along with additional bay parking to rear of property.

The property is factored by Lowther Homes with a yearly factor fee of approximately £720 which includes buildings insurance and maintenance.

Shandon is a highly sought-after location approximately 1.5 miles from the city centre, easily accessed by a frequent bus service that runs nearby. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools, including the popular Craiglockhart Primary and George Watson's College. Shopping options include the Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's superstore, and Lidl and Aldi stores. The area boasts a wide variety of recreational facilities, including Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex, which offers a range of restaurants, a cinema, and a Nuffield health center.

Viewing by appointment on 0131 337 1800





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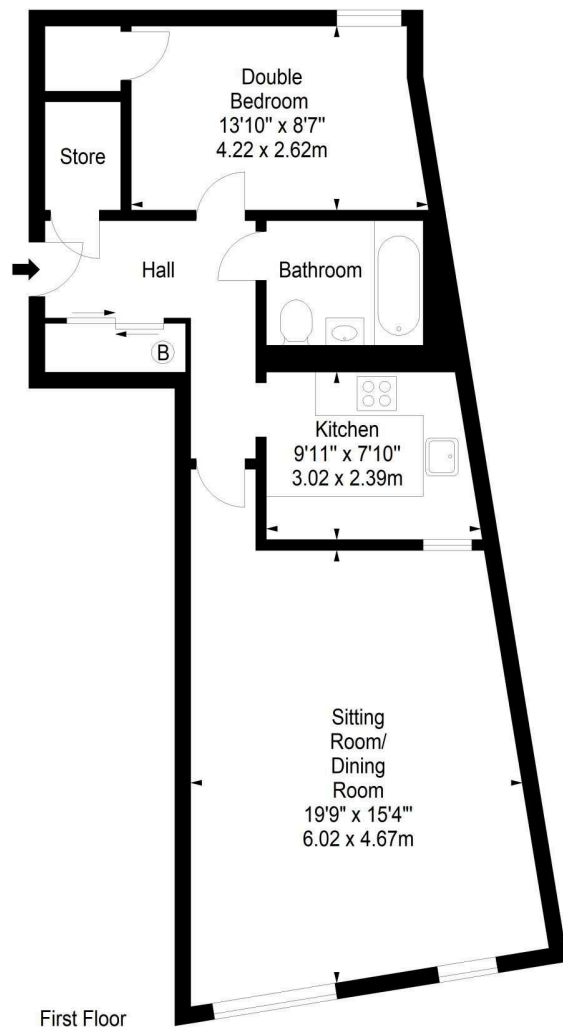


Approx. Gross Internal Area

689 Sq Ft - 64.01 Sq M

For identification only. Not to scale.

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