

COULTERS[©]

16 MYRTLE TERRACE

SHANDON, EDINBURGH, EH11 1PF

 1 BED  1 BATH  1 PUBLIC

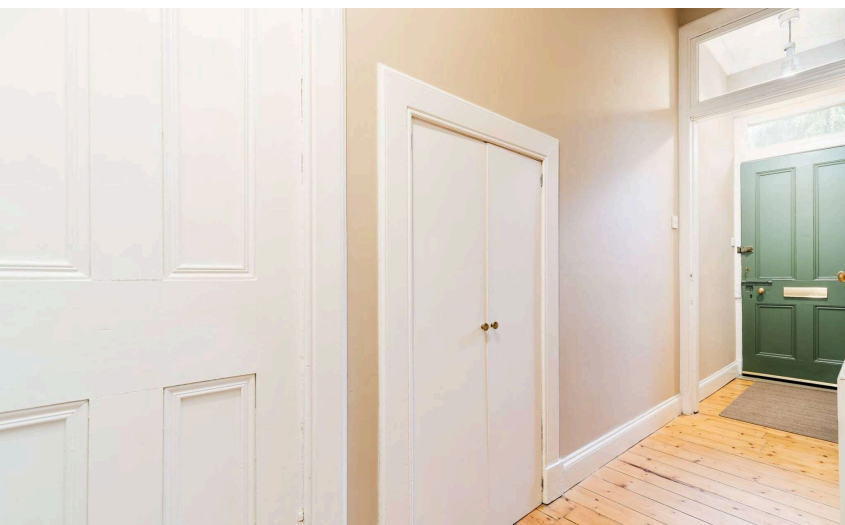


TAKE A LOOK INSIDE

This beautifully presented maindoor lower colony flat combines charming period features with stylish contemporary finishes. The property retains an abundance of original character, including ornate cornicing and natural wood flooring. Offered in true walk-in condition, it presents an ideal opportunity for first-time buyers, professionals or those looking to downsize.

The accommodation opens into a welcoming entrance vestibule, leading to a hallway with natural wood floors, a separate WC, storage cupboard and a useful utility closet. The elegant bay-windowed sitting room / dining room is a particularly attractive space, featuring fitted shutters, a decorative fireplace and beautiful ornate cornicing, creating a warm and inviting setting for both relaxing and entertaining.

The stylish, well-appointed kitchen offers an excellent range of wall and base units, a gas hob, electric oven and integrated appliances. The spacious double bedroom overlooks the front garden and benefits from a contemporary en-suite shower room.



KEY FEATURES



Beautifully presented one bedroom lower colony flat



High ceilings and attractive period detailing



Elegant sitting room /dining room with bay window



Large bedroom with stylish en suite shower room



Utility closet and WC



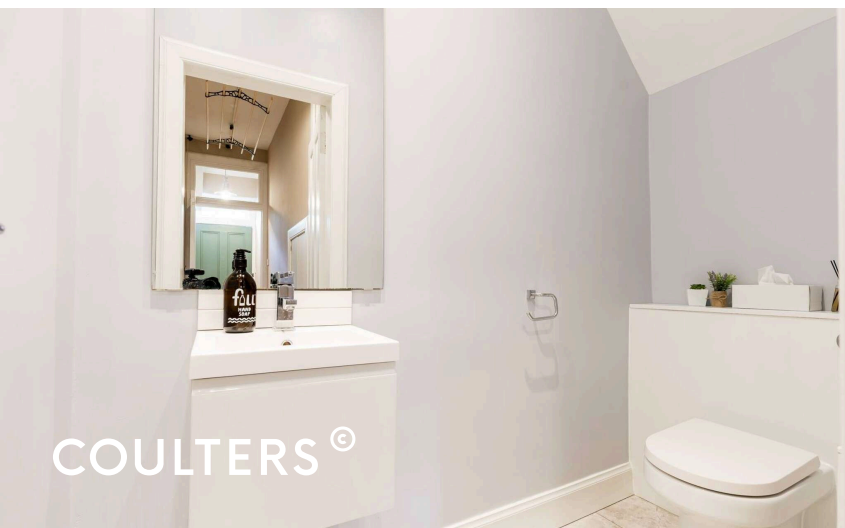
Lovely private front garden

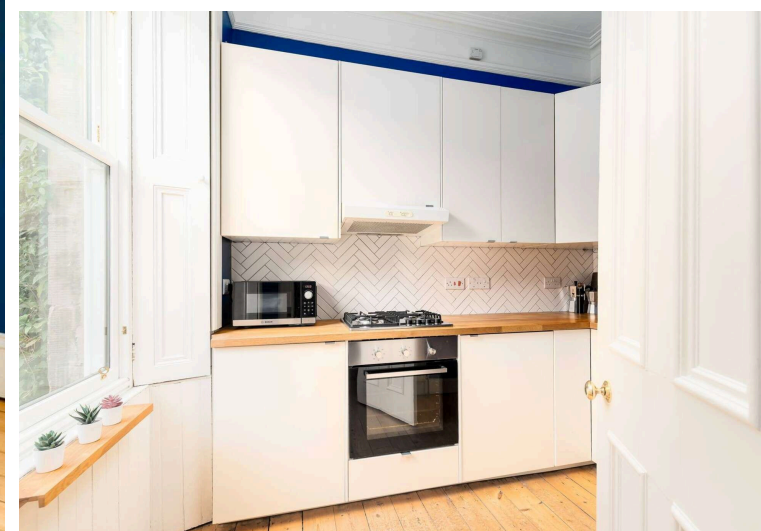


EPC Rating - C



Council Tax Band - C





Further benefits include gas central heating and modern double-glazed windows. Externally, the property enjoys a delightful private front garden with a lawn with well stocked borders and hedging, providing a sheltered and sunny space for outdoor dining and relaxation.

On-street parking is also available.





THE LOCAL AREA

Shandon is one of Edinburgh's most sought-after residential neighbourhoods, situated approximately 1.5 miles west of the city centre. Renowned for its attractive period architecture, leafy surroundings and strong sense of community, the area offers an excellent balance of peaceful residential living and convenient access to the capital's many amenities.

Regular bus services provide easy access to the city centre, while the nearby City Bypass offers convenient connections to Edinburgh International Airport and the M8, M9 and M90 motorway.

EXTRAS

All light fittings, integrated appliances, the washing machine and the free standing freezer in the utility closet are included in the sale.



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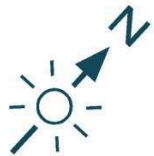
HOME REPORT VALUATION: £280,000



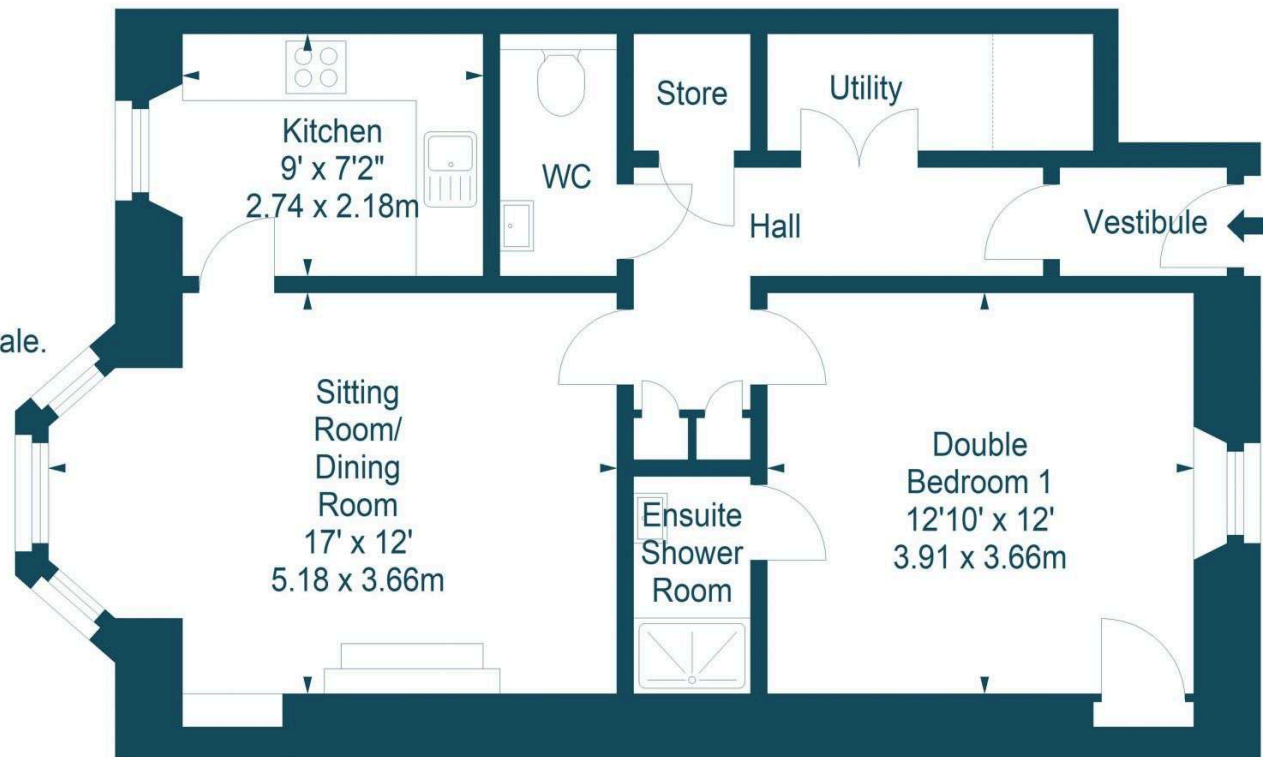
Myrtle Terrace,
Edinburgh,
Midlothian, EH11 1PF



Approx. Gross Internal Area
625 Sq Ft - 58.06 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.