





Welcome

Set within the highly desirable Harrison Gardens area, this beautifully proportioned traditional property enjoys a fantastic outlook across the gardens, with mature trees and greenery providing a particularly attractive setting.

The accommodation is full of character, with lovely traditional features including polished floorboards and an Edinburgh press, complemented by excellent proportions and generous storage throughout.

The bright and spacious living room is a real highlight, with a beautiful bay window formation enjoying stunning open views across Harrison Gardens. There is ample space for a range of lounge furniture, while the traditional features add warmth and character to the room.

The well-proportioned kitchen/dining room offers excellent worktop and storage space together with a fantastic walk-in larder. A rear-facing window, with a charming window seat beneath, overlooks the rear gardens, while a useful recess provides the perfect space for a dining table. The generous double bedroom is positioned to the front and again benefits from the lovely outlook across the gardens. A corner fireplace, although no longer operational, provides an attractive focal point and adds to the traditional character of the room. There is also a very useful box room, currently utilised as a child's bedroom, which would equally lend itself perfectly to a home office or study. The bathroom benefits from a window providing natural light and comprises a bath with shower over, wash hand basin and WC. Completing the accommodation are two particularly useful storage cupboards within the hallway, adding to the excellent storage available throughout the property.

Combining generous proportions, attractive period features and a wonderful outlook, this is a charming home in one of the area's most desirable residential locations.





Shandon

Harrison Gardens is a highly desirable and well-established residential location, offering an excellent combination of leafy surroundings and easy access to Edinburgh city centre. The area is particularly attractive for its proximity to Harrison Park and the Union Canal, providing lovely walking and cycling routes right on the doorstep.

An excellent range of everyday amenities can be found locally, with independent shops, cafés and restaurants nearby, while the popular areas of Bruntsfield and Morningside offer a wider selection of boutiques, bars and eateries. Fountain Park is also within easy reach, offering a cinema, gym, restaurants and further leisure facilities.

The area is well served by regular bus services into the city centre, with Haymarket Station also readily accessible. Excellent schooling, sports facilities and nearby Edinburgh Napier University further add to the appeal of this sought-after location.

Extras

Included in the sale are all window coverings, light fittings, washing machine and tumbled drier.



Get in touch

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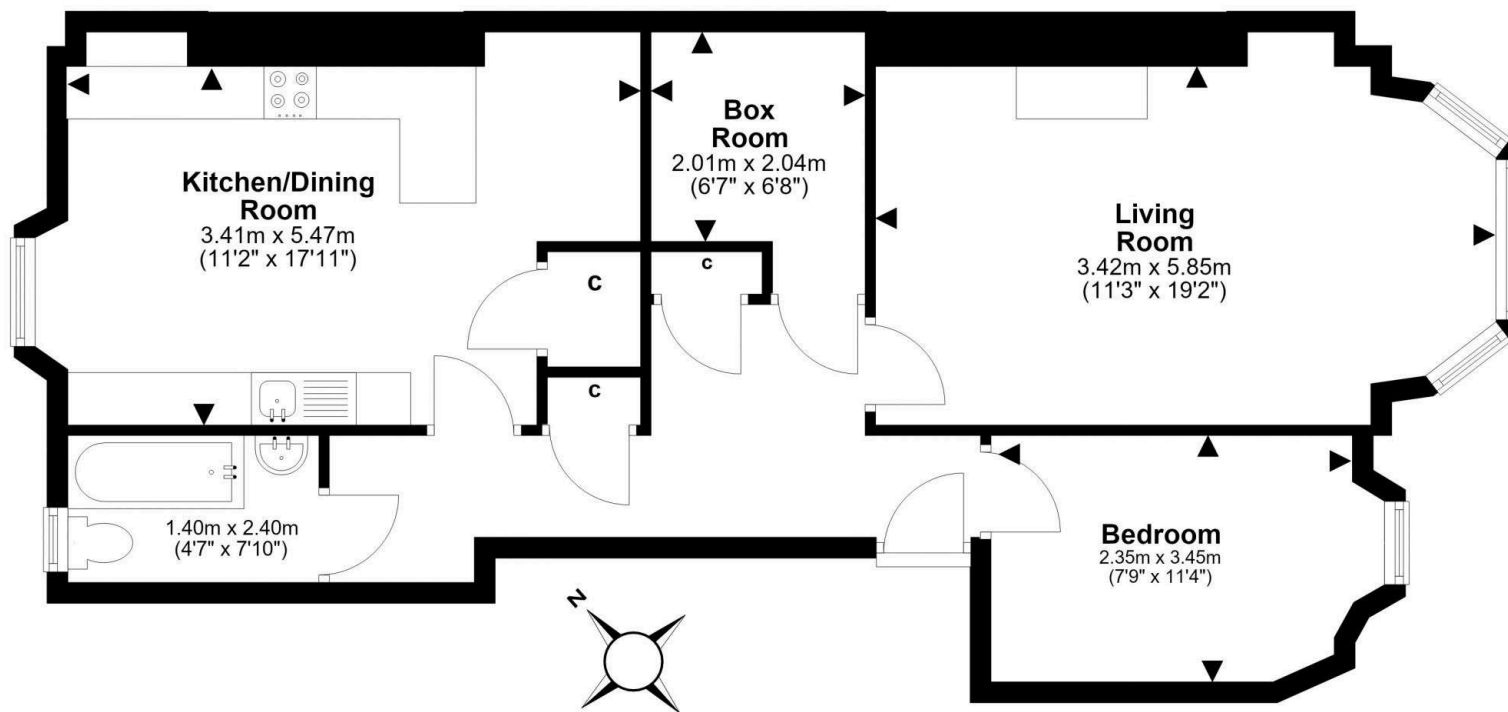
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CHARTERED FIRM

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This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.