



6 Daisy Terrace

SHANDON, EDINBURGH, EH11 1PL

This stylish and cleverly designed main door lower colony flat with private garden forms part of Edinburgh's sought-after stone-built colonies and is situated within Edinburgh's sought after Shandon district.

Entrance Vestibule, open plan lounge/dining room with fitted kitchen, utility cupboard, inner hallway area, two double bedrooms and wet room styled shower room.

Modern gas central heating.

Sash and case double glazing and modern gas central heating.

Fully enclosed private garden.

cg
&co

CURRIE GILMOUR & CO



GENERAL DESCRIPTION

This stylish and cleverly designed main door lower colony flat with private garden forms part of Edinburgh's sought-after stone-built colonies and is situated within Edinburgh's sought after Shandon district.

The internal layout comprises an entrance vestibule with door to the lounge/dining room and has a utility cupboard off. The bright twin windowed lounge/dining room with stylish wood burning stove is open plan to a modern fully fitted kitchen which has a number of appliances included in the sale price. An inner hall area provides access to both double bedrooms with bedroom one having twin windows overlooking gardens and bedroom two which again overlooks the gardens features a built-in wardrobe.

Finally the good sized internal shower room displays a stylish white suite with wet room shower area.

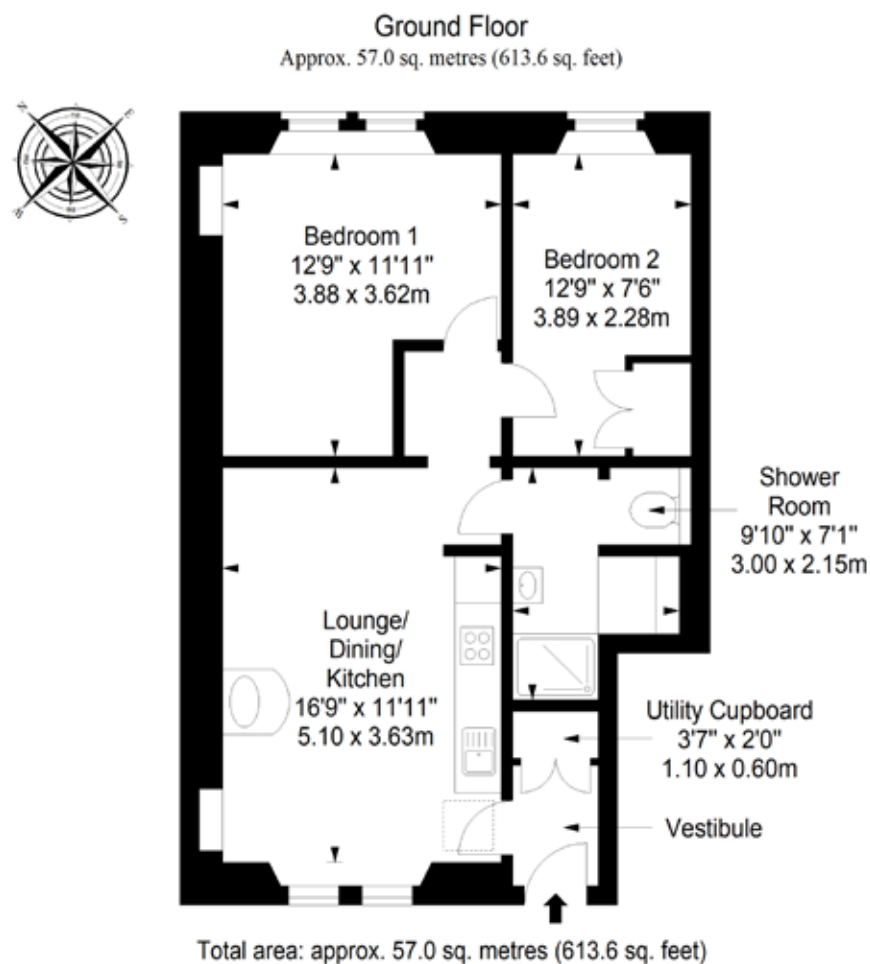
The property's specification includes modern gas central heating and features sash and case double glazing.

Externally, the south west facing garden is fully enclosed with fruit bearing trees and a rhubarb patch. A timber shed is included in the sale price and a pathway leads to the front door.

SITUATION

Shandon is a very popular residential area in the south of the city which offers a good range of local stores, including Margiotta, together with some lovely independent retailers & coffee shops, giving the place a lovely village feel.

Wider shopping is available in nearby Polwarth, Slateford, Chesser, Gorgie, Bruntsfield & Morningside with their excellent range of supermarkets and amenities. Harrison Park is nearby, together with the Union Canal walkway, providing great walks and outside spaces. Leisure facilities are available close by in the form of Craiglockhart and Fountain Park leisure complexes. Heriot Watt, Napier & Edinburgh Universities and the city's financial centre are all just a short bus journey away on the numerous bus services from the main road.



**ENTRY**

By Arrangement

PRICE & VIEWING

For asking price and viewing arrangements please telephone Currie Gilmour & Co Property Department on 0131 229 2088 or visit www.espc.com

ENERGY EFFICIENCY RATING: C**NOTES OF SALE**

These particulars do not form part of an offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy.

**CURRIE GILMOUR & CO**

Suite 3, Thain House
226 Queensferry Road
Edinburgh
EH4 2BP

Property Department
0131-229 2088
Fax 0131-228 5112

