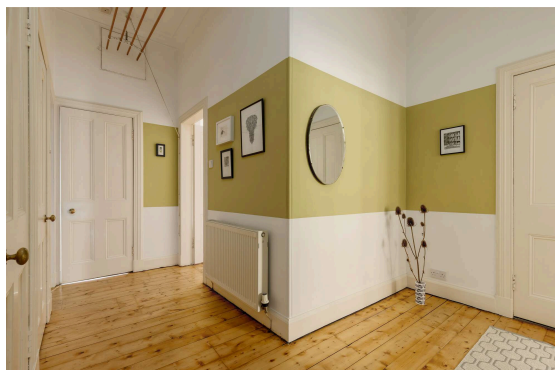
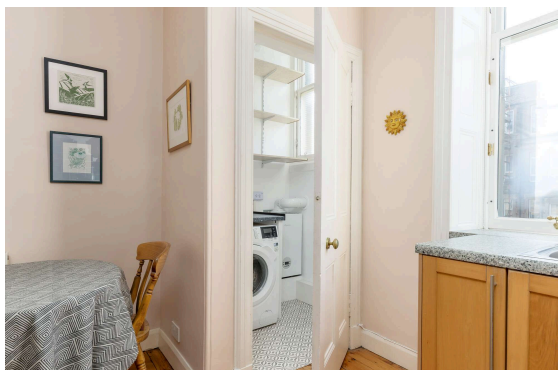
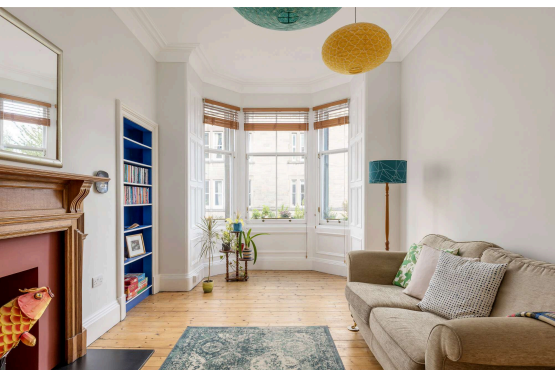


**12/3 Ogilvie Terrace  
Edinburgh EH11 1NR**

**Offers Over £290,000**

- 1 bed plus box tenement flat
- Bay window lounge
- Dining kitchen with separate utility
- Double bedroom plus versatile box room
- Family bathroom with mains shower over bath
- Gas central heating & double glazing
- Residents permit parking

**Council Tax Band: D**  
**Tenure: Freehold**



## One bed plus box first floor flat

12/3 Ogilvie Terrace is a charming one bed plus box room tenement flat situated within the highly popular Shandon area of the city. Presented in walk in condition and situated close by to excellent local amenities, transport networks and the green space of Harrison Park and the Union Canal this property will ensure to appeal to a range of buyers.

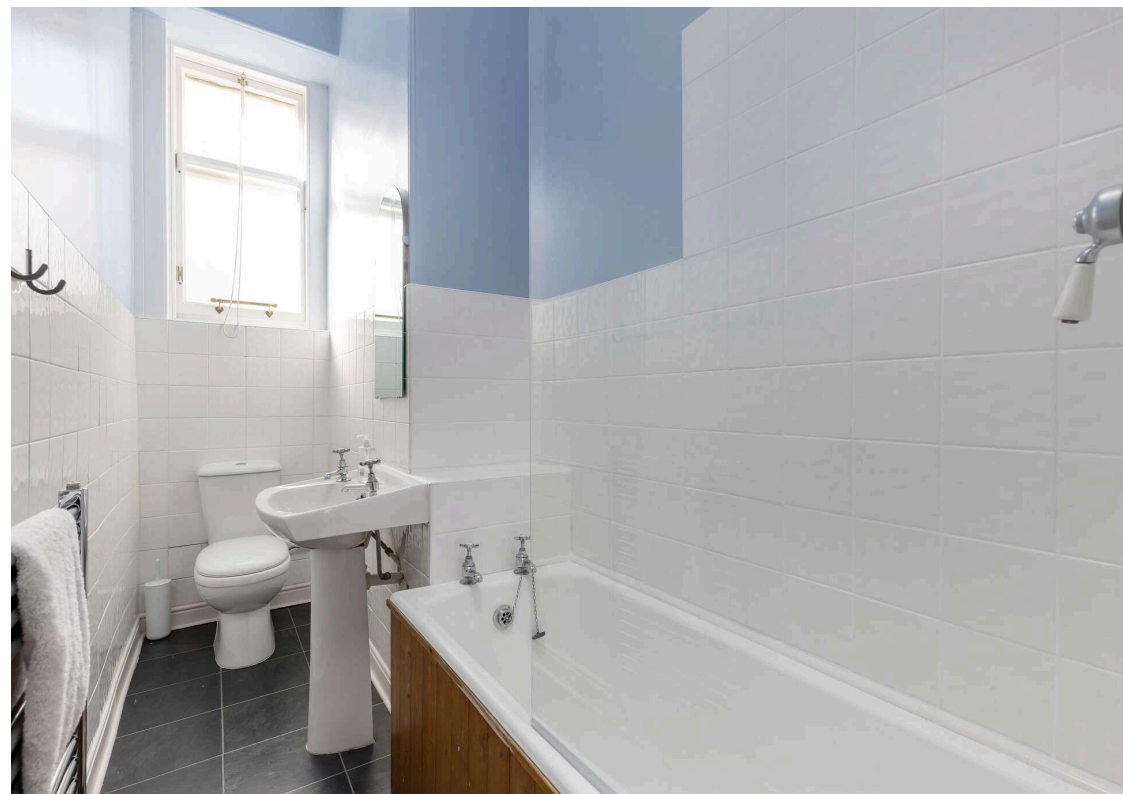
The accommodation comprises a welcoming entrance hallway with two generous storage cupboards. The bright and characterful bay-windowed lounge features a decorative fireplace, ornate cornicing and an Edinburgh Press, creating a charming and inviting space to relax and unwind. The spacious kitchen/diner offers an excellent setting for both everyday living and entertaining, with a range of storage, a gas hob, oven and a generous pantry cupboard providing ample storage. A separate utility room adds further practicality. The well-proportioned double bedroom offers comfortable accommodation, while the versatile box room lends itself perfectly to use as a guest bedroom, home office or study. The bathroom is fitted with a three-piece suite, including a mains shower over the bath. Further benefits include gas central heating and double glazing throughout. To the rear, a large communal garden provides a pleasant outdoor space to enjoy, while residents' permit parking is available. Please note: No warranties are given in respect of any systems within the property.

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. This area is well-equipped to meet everyday needs, with a wide range of nearby shops, including Margiotta, a 24-hour ASDA, Sainsbury's, Lidl, Aldi, and the Edinburgh West Retail Park. The popular districts of Merchiston, Bruntsfield and Morningside are all within easy reach, offering an excellent selection of specialist shops, restaurants and bars.

Transport links are equally convenient, with frequent bus services offering easy access to both the city centre and Haymarket, where you'll find local train and tram connections. The city bypass is just a short distance away, providing quick and straightforward routes for travel around Edinburgh and beyond.

**Viewing By appointment 0131 337 1800**

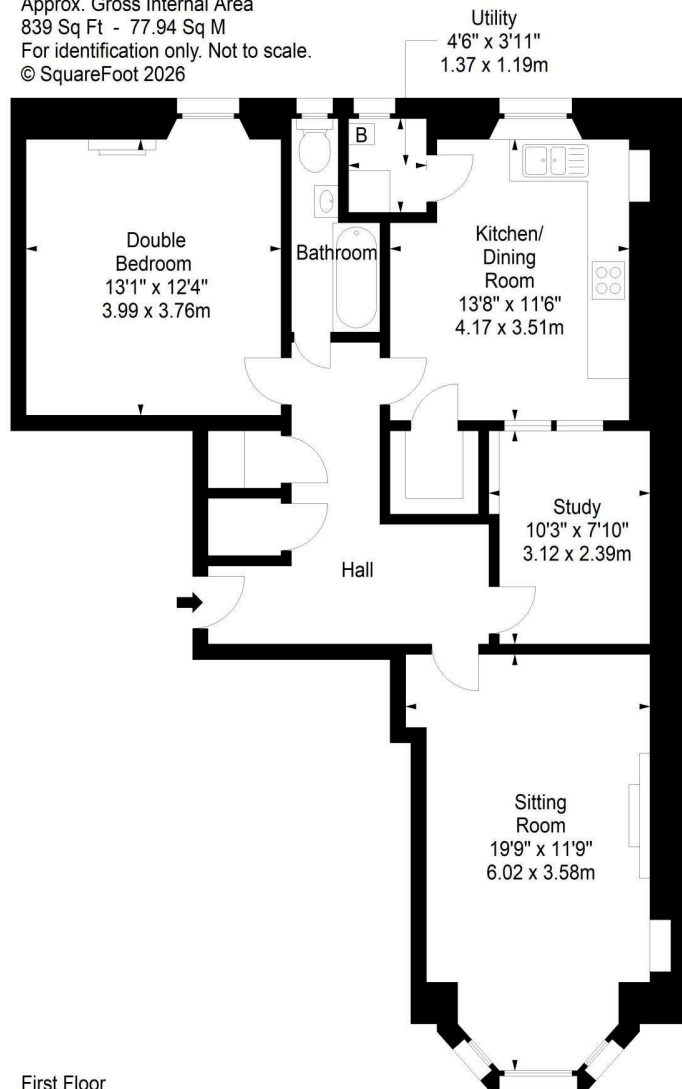




Ogilvie Terrace,  
Edinburgh, EH11 1NR



Approx. Gross Internal Area  
839 Sq Ft - 77.94 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



First Floor



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