BlairCadell
solicitors + estate agents

36 Myrtle Terrace
Edinburgh EH11 1PG

Offers Over £360,000

- Charming ground and basement colonies flat
- Lounge
- Sitting/dining room with ornate cornicing
- Well appointed kitchen with integrated appliances
- Two double bedrooms with built in storage
- Versatile box room
- Family bathroom and separate shower room
- Private front garden & residents on street parking

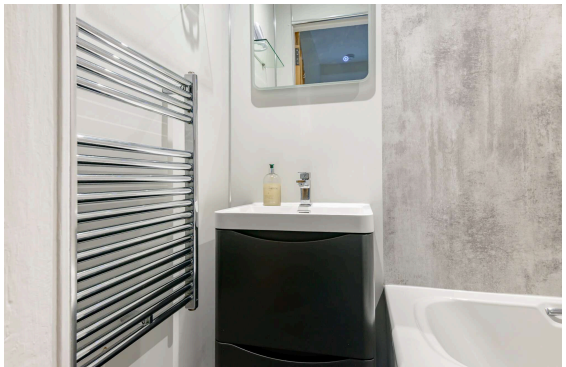
Council Tax Band: D
Tenure: Freehold

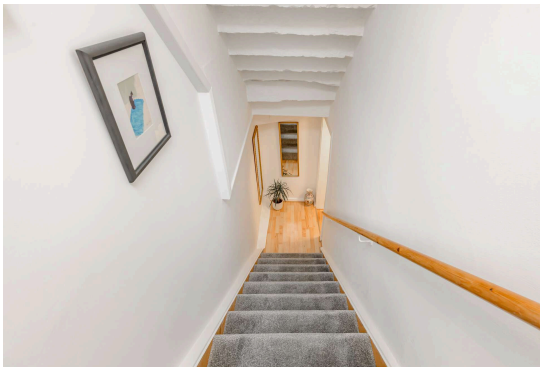
2 | 2 | 2 | EPC C











Charming Ground & Basement Flat

36 Myrtle Terrace is a charming 2 bed ground and basement flat located within the highly sought-after Flower Colonies of Shandon. Offering two bedrooms and generous living space throughout, this charming home will appeal to a wide range of buyers, and early viewing is highly recommended.

Presented in walk-in condition the property opens into a bright and welcoming entrance hallway. The spacious lounge is a real highlight, benefiting from excellent natural light and retaining charming period feature working shutters. This elegant and inviting space provides the perfect setting for relaxing and unwinding, while the separate dining room offers an ideal space for family meals and entertaining, it also benefits from cornicing, adding a touch of elegance and character to the room. The contemporary kitchen is well appointed with a range of floor and wall-mounted units, an electric oven and hob, and integrated appliances, combining style with practicality. The family bathroom completes this level and features a three-piece suite with an electric shower over the bath. Stairs lead to the basement level, where there are two generously proportioned double bedrooms, both offering excellent built-in storage and providing peaceful retreats. A further box room offers versatile additional space, ideal for use as a home office, nursery or dressing room. A separate shower room, fitted with a WC and electric shower, adds further convenience, while useful under-stair storage completes the accommodation. Further benefits include double glazing and gas central heating. Externally, the property benefits from a beautifully maintained private front garden, providing a peaceful outdoor retreat, complemented by a charming summerhouse. Residents' on-street parking is also available.

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. Shandon is exceptionally well-served for everyday needs, offering a great selection of nearby shops including Margiotta, a 24-hour ASDA, Sainsbury's, Lidl, Aldi, and the Edinburgh West Retail Park. The area also enjoys excellent transport connections, with numerous bus services providing easy access to the city centre and Haymarket, where local train and tram links are available. In addition, the city bypass is conveniently close, ensuring quick and straightforward travel around Edinburgh and beyond.

Viewing By appointment 0131 337 1800









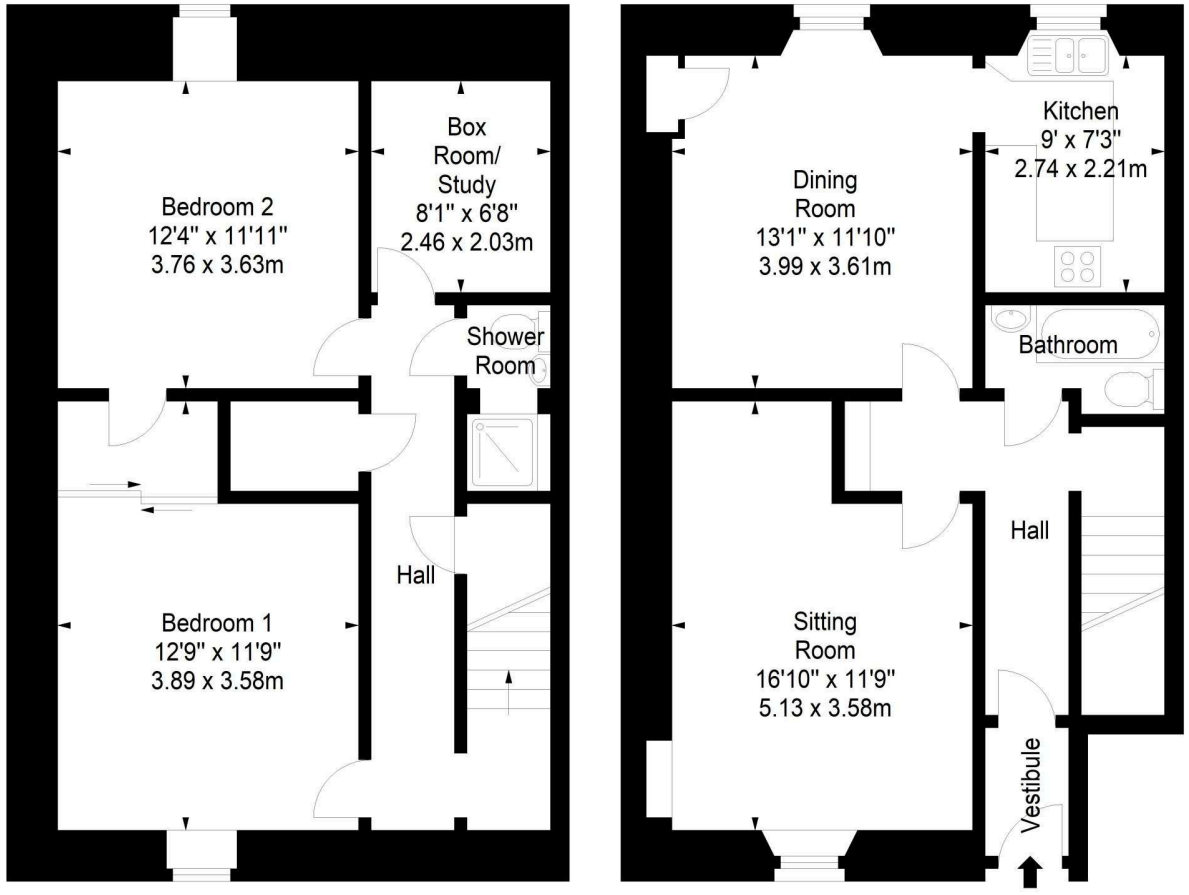




Myrtle Terrace,
Edinburgh, EH11 1PG

SquareFoot

Approx. Gross Internal Area
1145 Sq Ft - 106.37 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Lower Ground Floor

Ground Floor





Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com

espc rightmove OnTheMarket

BlairCadell
solicitors + estate agents