BlairCadell
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# 52 Hazelbank Terrace
# Edinburgh EH11 1SL

## Offers Over £290,000

- Charming 1 bed lower colony
- Bay window lounge with period features
- Dining room
- Kitchen with access to rear garden
- Double bedroom
- Wetroom with electric shower
- Private front and rear gardens
- Gas central heating
- Residents permit parking

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

2 | 1 | 1 | EPC D












## Lower Flat

52 Hazelbank Terrace is a charming 1 bed, lower colony flat situated within the highly sought-after Shandon colonies. Beautifully presented and with period features throughout the property enjoys a peaceful yet well-connected setting, making it an appealing choice for a variety of buyers seeking characterful accommodation in a sought-after residential location.

Offered in walk-in condition, the accommodation comprises a bay-windowed lounge, enjoying excellent natural light throughout the day and retaining a number of attractive period features, including ornate cornicing, a ceiling rose, an Edinburgh press and a decorative fireplace, creating a warm and inviting space. A separate dining room provides an ideal setting for both everyday family meals and entertaining guests. The kitchen offers a range of floor and wall-mounted units, an electric oven and hob, together with access to the private rear garden, providing a practical and convenient space for everyday living. The property further benefits from gas central heating.

Externally, the property is further enhanced by well-maintained private front and south facing rear garden, offering a peaceful and secluded outdoor retreat perfect for al fresco dining, entertaining guests, or simply unwinding. In addition, residents' permit parking is readily available.  Please note no warranty is given for systems.

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**









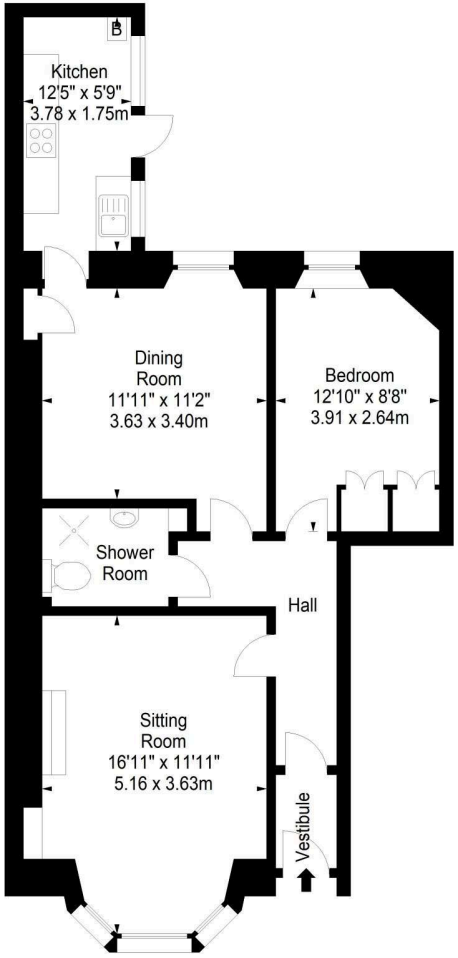




**Hazelbank Terrace,**
**Edinburgh,**
**Midlothian, EH11 1SL**

SquareFoot

Approx. Gross Internal Area
674 Sq Ft - 62.61 Sq M
For identification only. Not to scale.
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Ground Floor





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