



# Property Description

Beautifully presented, one-bedroom, main door, ground-floor flat with a private garden, positioned on a quiet side street. Forming part of Edinburgh's sought-after and historic stone-built colonies, located in the Shandon area, west of the city centre.

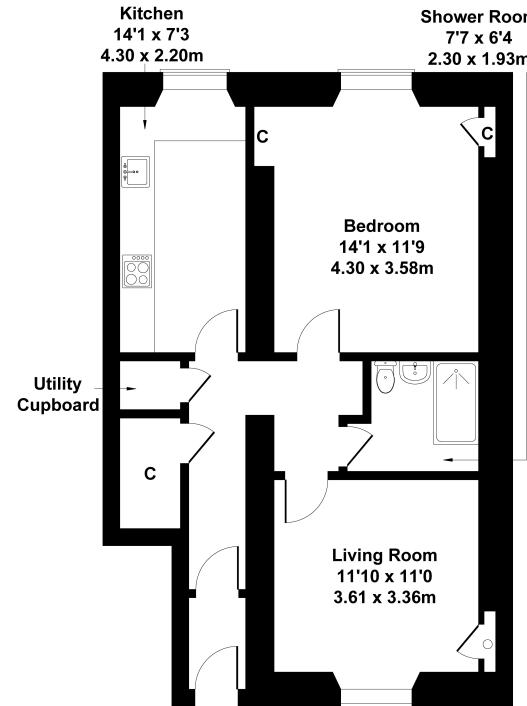
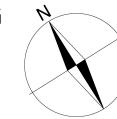
Comprises a vestibule, hallway, living room, kitchen, utility cupboard, double bedroom, and a shower room.

Light and tastefully finished throughout, this period property includes tall ceilings, period cornice work and good storage spaces. Tasteful updates include contemporary flooring, a modern bathroom suite, a quality fitted kitchen, gas central heating and double glazing.

Externally, to the front is a garden with lawn and a large store shed, whilst the characterful street has restricted parking.

A welcoming entrance leads you into this beautiful home, finished with light and tasteful décor throughout. The living room features contemporary carpeted flooring and benefits from a charming window seat, creating a cosy yet versatile space ideal for both relaxing and entertaining guests. The kitchen is modern in finish, with contemporary wood-effect flooring, real wood worktops, a sleek tiled-effect splashback, and a Belfast sink with drainer, alongside an integrated oven, a gas hob with canopy above, and a fridge/freezer.

The hallway continues with carpeted flooring and is complemented by a useful utility cupboard offering space for additional appliances, as well as a large cupboard ideal for storage. The bedroom features matching contemporary flooring from the kitchen and benefits from a built-in wardrobe providing storage, along with a fireplace that adds warmth and character. Completing the property is the shower room, comprising a modern three-piece suite with a walk-in shower and a ladder-style radiator.



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Shandon is a well-established suburb located to the west of Edinburgh city centre. The area is served by several local shops, with larger supermarkets nearby including Sainsbury's at Gorgie and Longstone, Aldi and Lidl close by, and a 24-hour ASDA at Chesser. Outdoor leisure options abound, with the expansive Harrison Park and the Union Canal offering pleasant walking and cycling routes into the city centre. Other nearby green spaces and recreational facilities include Colinton Dell, the Water of Leith, Nuffield Health Club, Craiglockhart Sports Centre, and the Corn Exchange

Leisure Village. Highly-regarded schools such as Craiglockhart Primary School, just a short walk away, serve the community. Many of Edinburgh's attractions, businesses, and educational institutions are easily accessible on foot, along with Haymarket Station, which provides tram and rail connections for onward travel. Regular bus services run from Dundee Street and Polwarth Gardens, ensuring good public transport links.





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