Jardine Phillips
Solicitors • Estate Agents

SHANDON

9 SHANDON STREET
EH11 1QH



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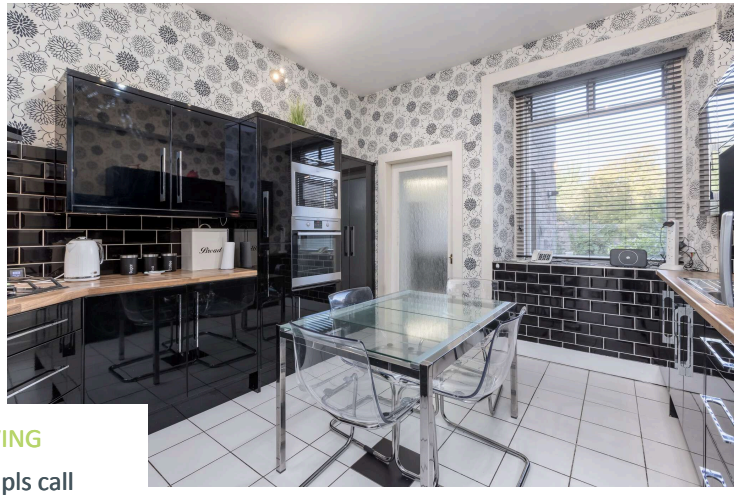
EPC RATING: D

OFFERS OVER £390,000

PROPERTY DESCRIPTION

- Vestibule leading to a long hallway
- Elegant bay windowed sitting room with feature fireplace, beautiful cornicing & dado rail
- Spacious kitchen/dining room with range of modern, black high gloss units & appliances and lots of space for dining & entertaining
- Utility room to rear with boiler, washing machine & door to rear garden
- Double bedroom to rear overlooking the garden, with fitted wardrobes
- Double bedroom to front, with large walk-in wardrobe
- Two handy boxrooms for storage or use as an office
- Contemporary, fully tiled shower room with large walk-in shower, vanity sink unit, wc & heated towel rail
- Gas central heating from boiler located in utility room (updated 2010) & hot water storage cylinder located in kitchen cupboard
- A wealth of period features including fireplace, timber single glazed sash & case windows, cornicing, dado rails & panelled doors
- Private paved front garden & private walled rear garden, mainly laid to lawn with trees & shrubs, a paved patio & shed
- Residents' permit parking in the street





VIEWING

By Appt pls call

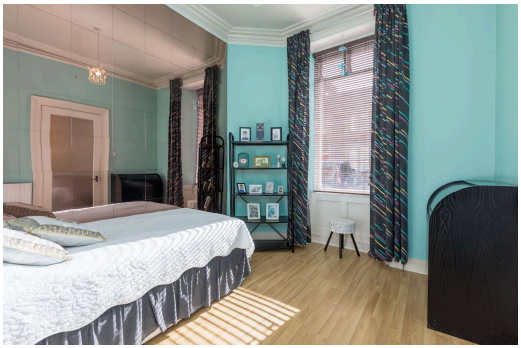
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0131 4466850











SPACIOUS MAINDOOR FLAT WITH TWO BEDS & TWO BOXROOMS AND AMAZING PRIVATE FRONT & REAR GARDENS IN POPULAR SHANDON

This superb property would make an ideal home for first time buyers, professionals or a young family. The well laid out, roomy accommodation comprises a grand bay windowed sitting room with feature fireplace, modern fitted kitchen/dining room leading to a handy utility room, two double bedrooms both with fitted storage, two boxrooms and a contemporary bathroom. To the front is a private paved garden and to the rear is an expansive private rear walled garden. Shandon provides a lovely villagey atmosphere with great local amenities on your doorstep - good shopping, well renowned schools, wide open spaces and strong transport links to the city centre, making it ideal for commuters.

AREA

Shandon is a very popular 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. Wider shopping is available in nearby Polwarth, Bruntsfield, Morningside, Murrayfield & Chesser. Harrison Park is just a few minutes' walk away, 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. The flat is in the catchment for the well renowned Craiglockhart & St Cuthbert's RC Primary Schools and Tynecastle & St Augustine's RC High Schools. George Watson's is also within walking distance. Numerous bus services are available nearby and there is easy access out to the bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, gas hob, double oven, cooker hood, freestanding fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

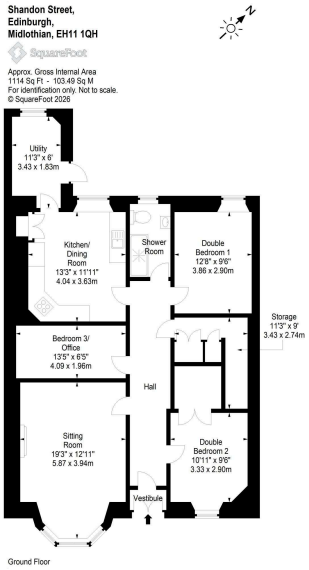
£400,000



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Contact:
205 Morningside Road Edinburgh EH10 4QP
T • 0131 446 6850 E • info@jardinephillips.com
F • 0131 446 6859 DX 503238 ED64

Sitting room	19’3 x 12’11 (5.87 x 3.94m)
Kitchen/dining room	13’3 x 11’11 (4.04 x 3.63m)
Utility room	11’3 x 6’ (3.43 x 1.83m)
Bedroom 1	12’8 x 9’6 (3.86 x 2.90m)
Bedroom 2	10’11 x 9’6 (3.33 x 2.90m)
Boxroom/office	13’5 x 6’5 (4.09 x 1.96m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

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