

2/2 Ogilvie Terrace Edinburgh EH11 1NR

Offers Over £225,000

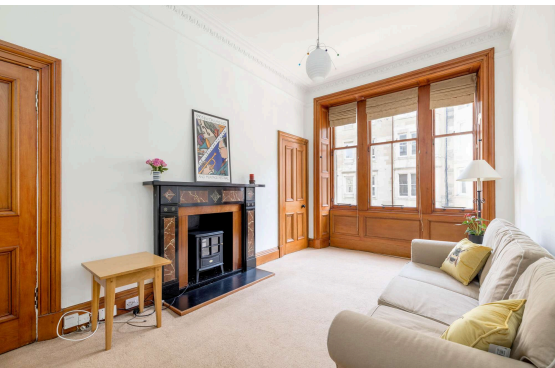
- Living room with period features and fireplace
- Kitchen/diner with dual aspect windows
- Double bedroom with built in mirrored wardrobes
- Bathroom with three piece suite, electric shower over bath
- Gas central heating and double glazing
- Communal gardens
- On street permit parking

Council Tax Band: C

Tenure: Freehold

Annual Service Charge: N

Shared Ownership: N



First Floor Flat

Blair Cadell are delighted to present this charming one-bedroom tenement flat in the heart of Shandon. This delightful property retains many beautiful original features. Located a stones throw away from local amenities and enviably located next to Harrison Park this property will make the perfect home for first-time buyers or young professionals. Viewing is highly recommended to appreciate its potential.

The accommodation comprises hallway leading to the living room with triple wood panel windows, ornate cornicing and fireplace. The kitchen/diner is perfect for hosting, featuring dual aspect windows providing plenty of natural light, decorative fire place, a range of floor and wall mounted units, electric oven, gas hob and a useful storage cupboard. The double bedroom features built in mirrored wardrobes providing ample storage. The bathroom includes a three-piece suite and an electric shower over the bath. Additional benefits include gas central heating, double glazing throughout for energy efficiency, a well-maintained communal garden, and permit on-street parking for residents.

Shandon is a highly sought-after area, located just 1.5 miles from Edinburgh city centre and well-served by frequent bus routes. The city bypass is a short drive away, offering easy access to Edinburgh International Airport and key motorway networks including the M8, M9, and M90. The area is renowned for its excellent schools, both public and private, such as Craiglockhart Primary, Boroughmuir High, and George Watson's College. Local shopping amenities include Edinburgh West Retail Park, along with 24-hour ASDA, Sainsbury's, Lidl, and Aldi. For recreation, residents can enjoy the nearby Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex, which offers dining, a cinema, and a Nuffield Health Centre

Viewing by appointment 0131 337 1800

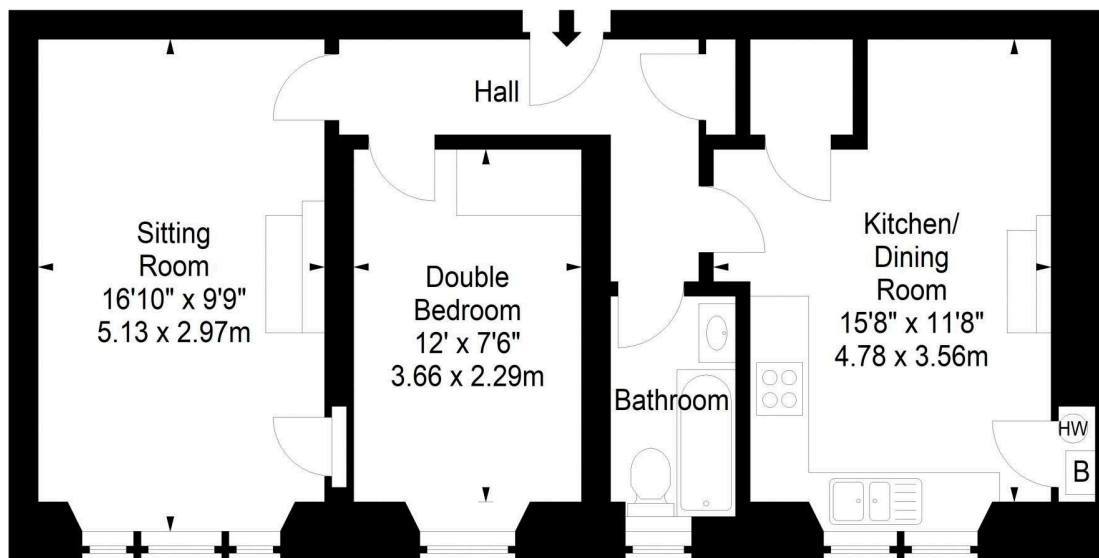
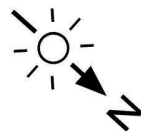




Ogilvie Terrace,
Edinburgh,
Midlothian, EH11 1NR



Approx. Gross Internal Area
568 Sq Ft - 52.77 Sq M
For identification only. Not to scale.
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First Floor



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