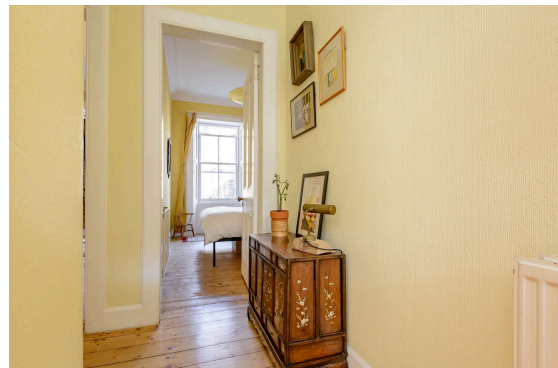


**4 Hazelbank Terrace  
Edinburgh EH11 1SL**

**Offers Over £315,000**

- Beautiful bay window lounge, ornate cornice, centre rose and log burner
- Dining room with French doors to rear garden
- Galley kitchen with gas cooker and floor units included in the sale
- Large double bedroom
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating
- Working shutter on windows
- Private garden to front and rear of property

**Council Tax Band: D**  
**Tenure: Freehold**  
**Shared Ownership: No**





## Lower Flat

Blair Cadell is delighted to present this charming traditional lower colony flat, nestled in the heart of the sought-after Shandon Conservation Area. This beautifully maintained property retains a wealth of original period features, including exquisite ornate cornicing and working shutters, making it an ideal home for a first-time buyer or those looking to downsize.

The accommodation boasts a stunning bay-windowed living room, complete with elegant cornicing, a decorative ceiling rose, working shutters, and a cozy log burner—perfect for unwinding in the evenings. A spacious dining/second living room, featuring French doors leading to the garden, offers a versatile space for entertaining or relaxing and offers access to a cellar providing additional storage space. The well-equipped galley kitchen with bespoke built-in cabinets includes a gas cooker, essential white goods (included in the sale), and a free-standing kitchen unit available by separate negotiation. To the rear of the property is a large double bedroom with working shutters. The stylish three-piece bathroom benefits from a mains-powered shower over the bath, featuring a luxurious rainwater showerhead, and loft storage. The property is efficiently heated throughout with gas central heating. Externally, the home enjoys delightful private gardens to both the front and rear. The rear garden offers a green space and a paved seating area, and includes a garden shed for valuable storage. On-street residents' parking is also available.

Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools that include the popular Craiglockhart Primary, Boroughmuir and George Watsons College. Shopping can be found at the Edinburgh West Retail Park, a 24 Hr ASDA, Sainsbury's superstore plus Lidl and Aldi stores. The area boasts a wide variety of recreational facilities that include Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre and Fountain Park Leisure Complex which has a range of restaurants, cinema and a Nuffield health centre as well.

**Viewing by appointment on 0131 337 1800**





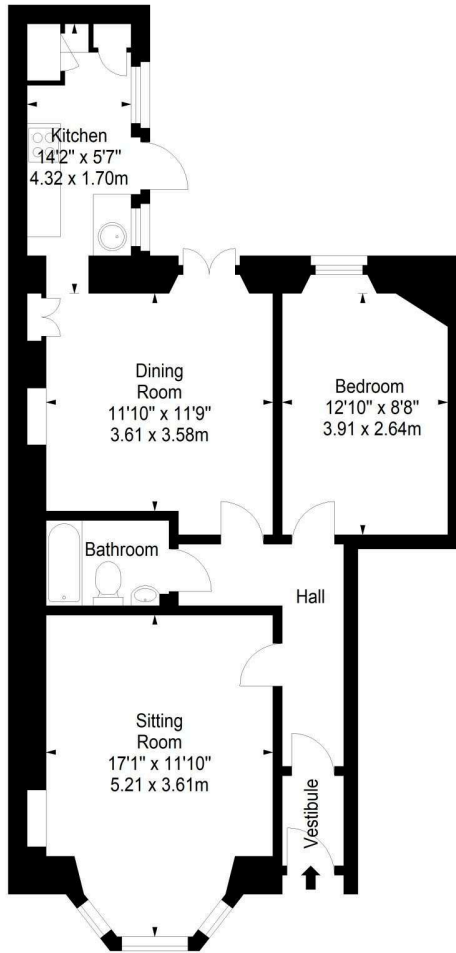
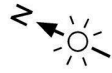




Hazelbank Terrace,  
Edinburgh,  
Midlothian, EH11 1SL



Approx. Gross Internal Area  
663 Sq Ft - 61.59 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



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](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)

