

**8/5 Harrison Place  
Edinburgh EH11 1SF**

**Offers Over £285,000**

- Open plan living/kitchen/diner
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven, integrated appliances and large pantry cupboard
- Two double bedrooms
- Box room
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Communal garden
- Residents permit parking

**Council Tax Band: D**

**Tenure: Freehold**

**Shared Ownership: No**



1



2



1



EPC C





## Flat

Blair Cadell is delighted to present this superb two-bedroom tenement flat, perfectly situated in the heart of Shandon. Offering generous living space, excellent local amenities, and convenient access to the city centre, this property is ideal for a wide range of buyers.

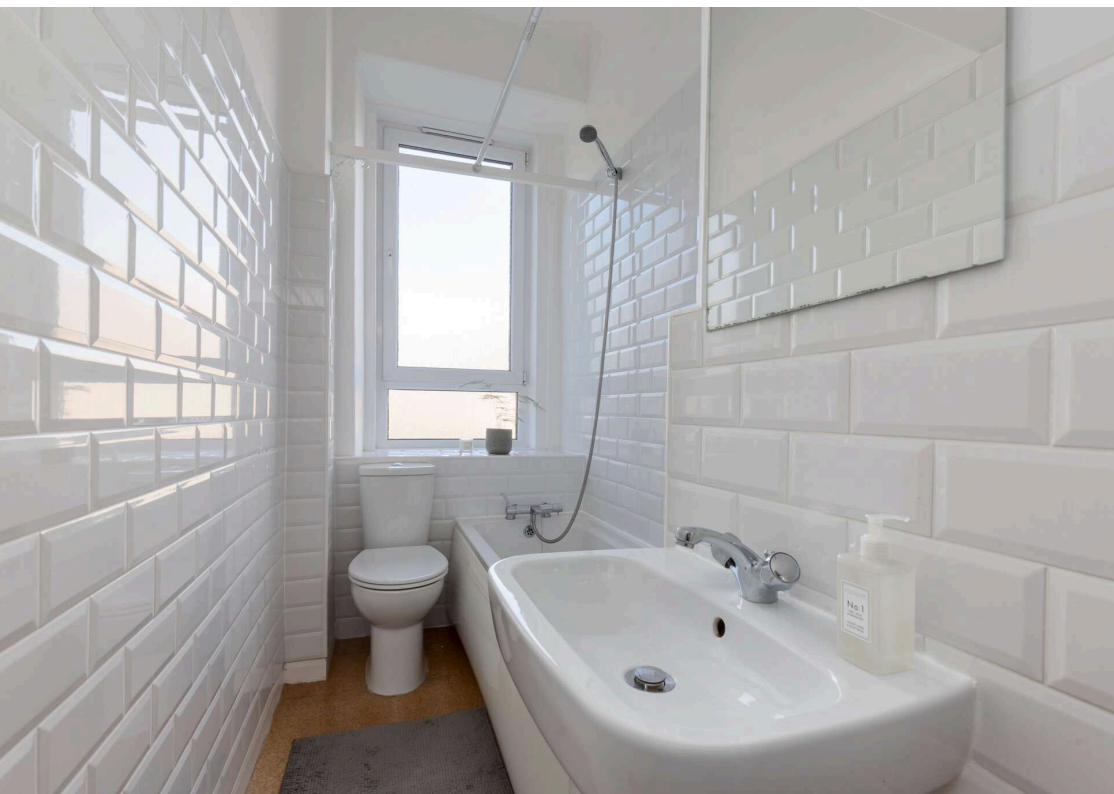
The spacious open-plan living, kitchen, and dining area boasts an open outlook, creating a bright and welcoming space—perfect for entertaining family and friends. The modern kitchen is well-equipped with a range of floor and wall-mounted units, a gas hob, electric oven, integrated appliances, and a large pantry cupboard for additional storage. The property features two well-proportioned double bedrooms, a stylish bathroom with a three-piece suite and a mains shower over the bath, and a spacious box room—ideal as a home office. Additional benefits include gas central heating and double glazing throughout, ensuring energy efficiency. Externally, residents can enjoy a well-maintained communal garden and on-street parking.

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 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**





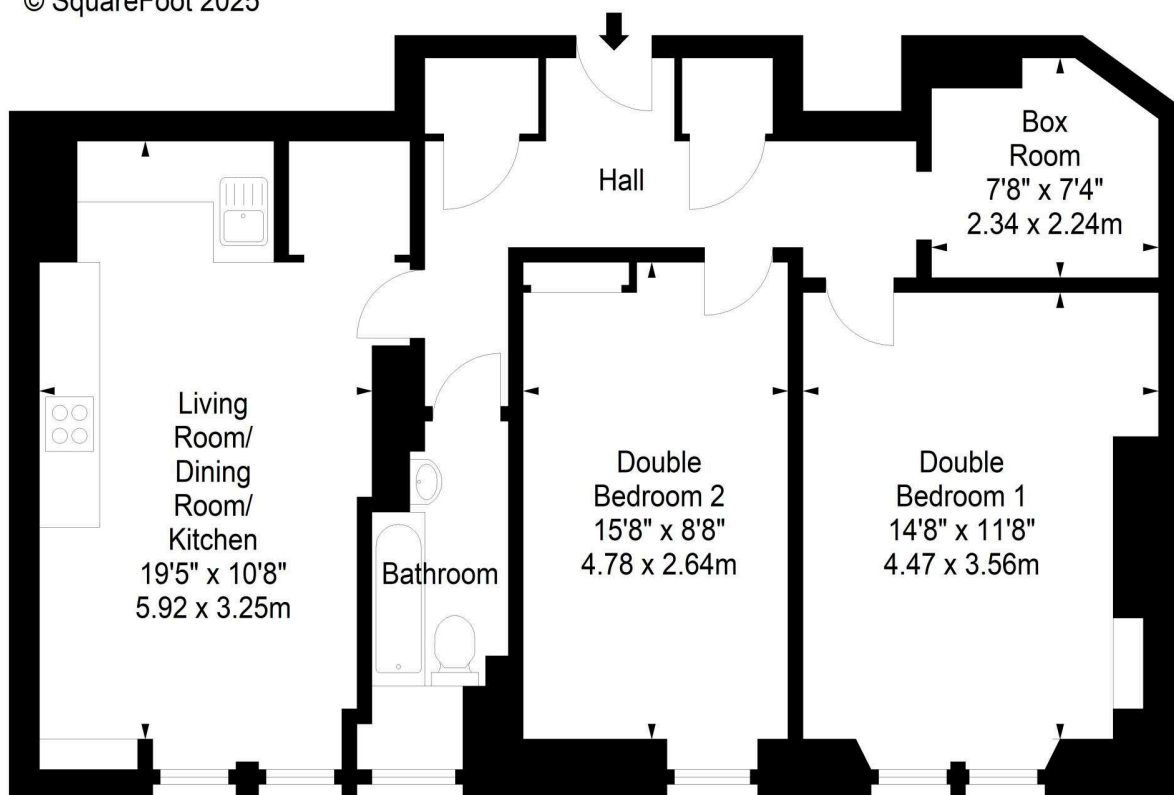




Harrison Place,  
Edinburgh,  
Midlothian, EH11 1SF



Approx. Gross Internal Area  
780 Sq Ft - 72.46 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Second 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)



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