Jardine Phillips
Solicitors • Estate Agents

SHANDON

6 LAUREL TERRACE
EH11 1NY



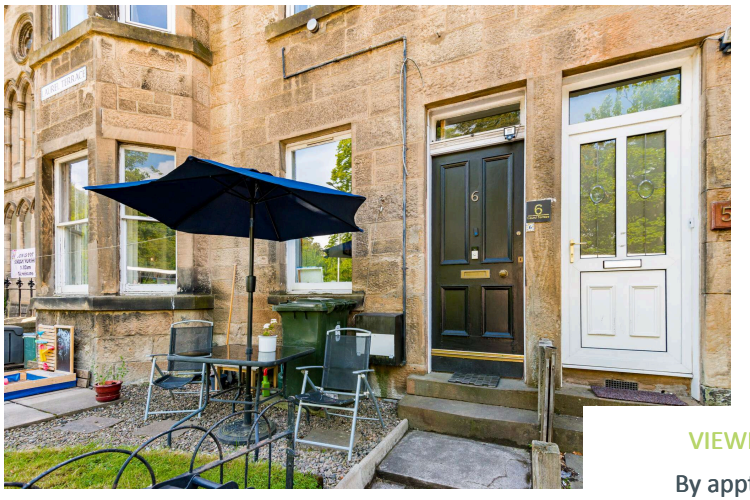
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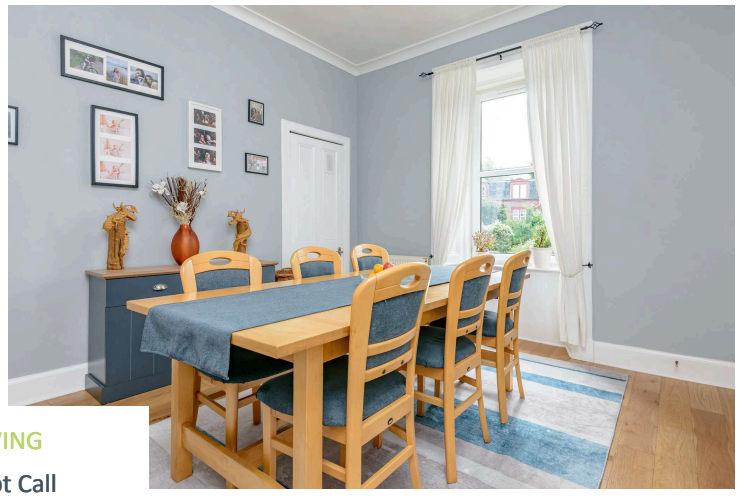
EPC RATING: C

OFFERS OVER £395,000

PROPERTY DESCRIPTION

- Maindoor entrance at ground level, leading to staircase to upper floors
- Elegant bay windowed sitting room with open shelved Edinburgh press & lovely cornicing
- Spacious dining room to the rear with extra storage and lots of space for dining & entertaining, leading to
- Contemporary kitchen with great range of white handleless units & integrated appliances Single bedroom 4 with window to the side – would make a great study also
- Double bedroom 3 with good range of white fitted wardrobes
- Handy downstairs wc
- Two double bedrooms on upper level, both with extensive fitted wardrobes
- Large family bathroom with corner bath with shower over, vanity sink unit & wc
- Gas central heating from combi boiler located in dining room
- Upvc double glazed windows
- Private front garden mainly laid to lawn with paved patio area
- Resident permit parking on the street





VIEWING

By appt Call

Jardine Phillips

0131 4466850











SPACIOUS FOUR BED DOUBLE UPPER COLONY FLAT WITH PRIVATE FRONT GARDEN IN POPULAR SHANDON

This well-presented property has roomy, flexible accommodation with a bay windowed sitting room on the first floor, together with a wc, a dining room leading to a well-appointed contemporary kitchen and bedroom 4, together with further double bedroom 3. On the upper level, there are two more double bedrooms with dormer windows and a large family bathroom. The flat also has the benefit of a well-tended private front garden. This would make a perfect home for professionals, sharers or a young family, being in the catchment for an excellent primary school. Shandon provides a lovely village atmosphere with great local amenities on your doorstep, good local shopping, 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 Primary & St Cuthbert's RC Primary School and Tynecastle & St Augustine's RC High Schools, and George Watson's is also within walking distance. Numerous bus services are available nearby into the city centre and there is easy access out to the bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, extractor fan, fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

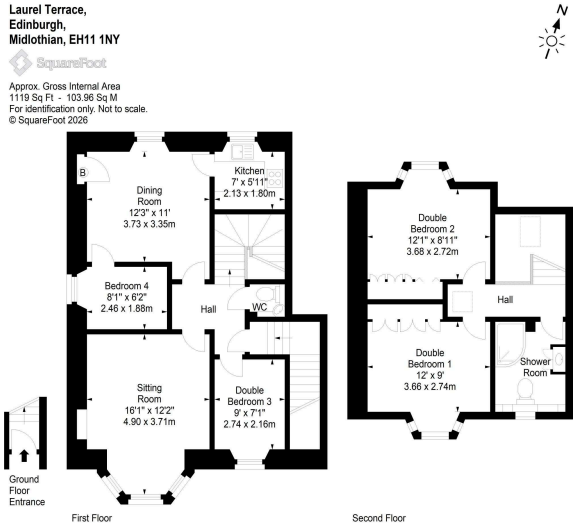
£450,000



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Sitting room	16'1 x 12'2 (4.90 x 3.71m)
Dining room	12'3 x 11' (3.73 x 3.35m)
Kitchen	7' x 5'11 (2.13 x 1.80m)
Bedroom 1	12' x 9' (3.66 x 2.74m)
Bedroom 2	12'1 x 8'11 (3.68 x 2.72m)
Bedroom 3	9' x 7'1 (2.74 x 2.16m)
Bedroom 4	8'1 x 6'2 (2.46 x 1.88m)



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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