

# 103/2 Harrison Road

SHANDON, EDINBURGH, EH11 1LT



WONDERFUL APARTMENT WITH DELIGHTFUL VIEWS  
CENTRALLY LOCATED AND IN MOVE-IN CONDITION



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







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McEwan Fraser Legal is delighted to present to the market this well presented one bedroom, first floor flat, presented to the market in walk-in condition. The size and internal condition make this a highly desirable property for any purchaser. The flat has been designed to maximise the natural available light to create a modern ambience and has been decorated throughout with a contemporary neutral theme. As one would expect, room dimensions are generous and the accommodation has been arranged to offer both flexibility and individuality.

The apartment is entered via a welcoming hall and provides access to all rooms as well as a good-sized storage cupboard. The lounge is flooded with natural light thanks to a large window looking out the front of the building and provides plenty of space for furniture configurations. The kitchen is fitted with a good range of floor and wall mounted units providing lots of worktop space for the aspiring chef with a area giving space to a large dining table and six chairs. The generous sized master bedroom allows plenty of space for free-standing units as well as being flooded with light thanks to a window to the front of the building. The three-piece family bathroom with shower over bath completes the accommodation internally.

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**103/2 Harrison Road**













**the bedroom**

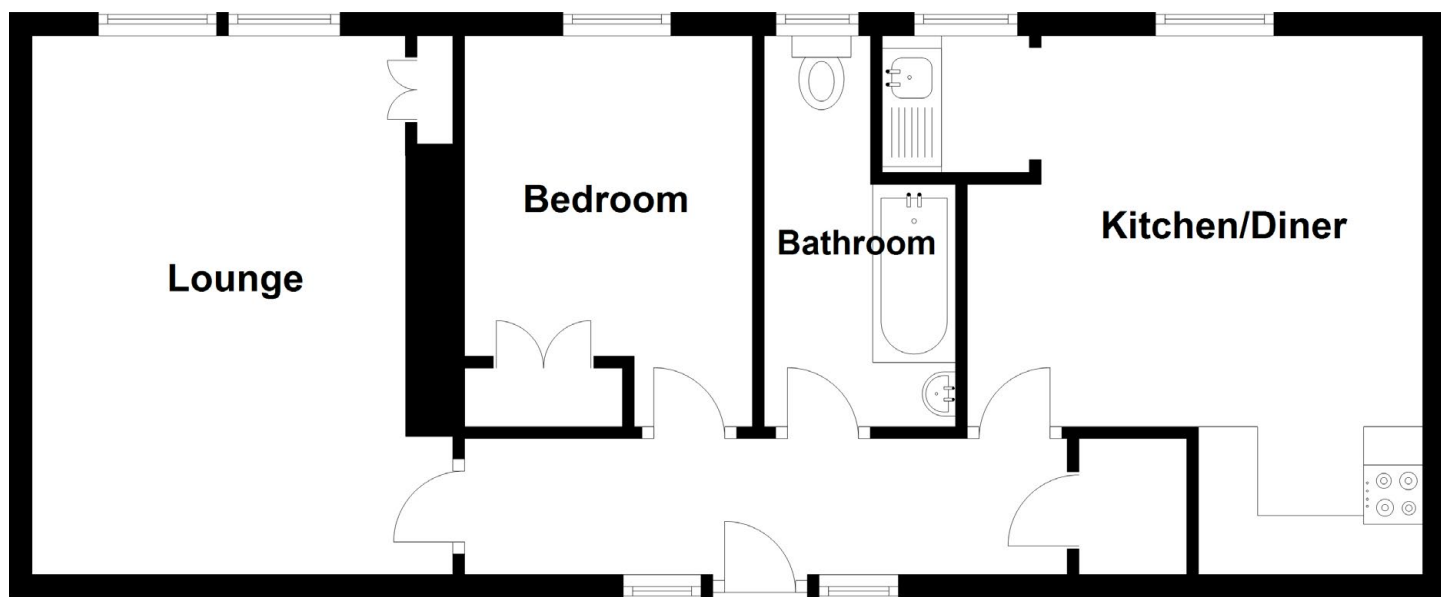








## BEDROOM VIEW



Approximate Dimensions  
(Taken from the widest point)

|               |                                |   |
|---------------|--------------------------------|---|
| Lounge        | 4.56m (14'11") x 3.56m (11'8") | Gross internal floor area (m <sup>2</sup> ): 53m <sup>2</sup> |
| Kitchen/Diner | 4.56m (14'11") x 3.85m (12'8") | EPC Rating: C   |
| Bedroom       | 3.31m (10'10") x 2.44m (8')    |   |
| Bathroom      | 3.48m (11'5") x 1.60m (5'3")   |   |





This property also benefits from gas central heating and more than adequate free on-street parking to accommodate residents and visitors. The property also provides a large garden space to the rear of the building.







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Shandon is a highly sought after residential district lying to the Southwest of the city centre and located in close proximity to the West End and Princes Street. Hermand Crescent has local access to a wide choice of shopping facilities and local amenities. Should more specialised shopping be required, the nearby areas of Morningside, Bruntsfield and the city centre can be accessed by foot, bicycle, public transport or car. The Edinburgh city bypass, which passes conveniently nearby, gives quick and easy access to the motorway systems of East, West and Central Scotland. Public transport provides excellent access across the city including direct links to Waverley and Haymarket train stations and the Edinburgh International Airport.

The nearby West End and Fountainbridge areas provide a host of entertainment facilities. These include theatres, cinemas, the Usher Hall, award-winning restaurants and bars, along with sports facilities and health clubs. The immediate area also has a variety of sports and music venues including Murrayfield Stadium and The Edinburgh Corn Exchange. The property is close to many pleasant parks and city walks such as Harrison Park, the Water of Leith and the Union Canal. There are also highly regarded schools nearby including Craiglockhart Primary School and George Watson's College.

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## The Location



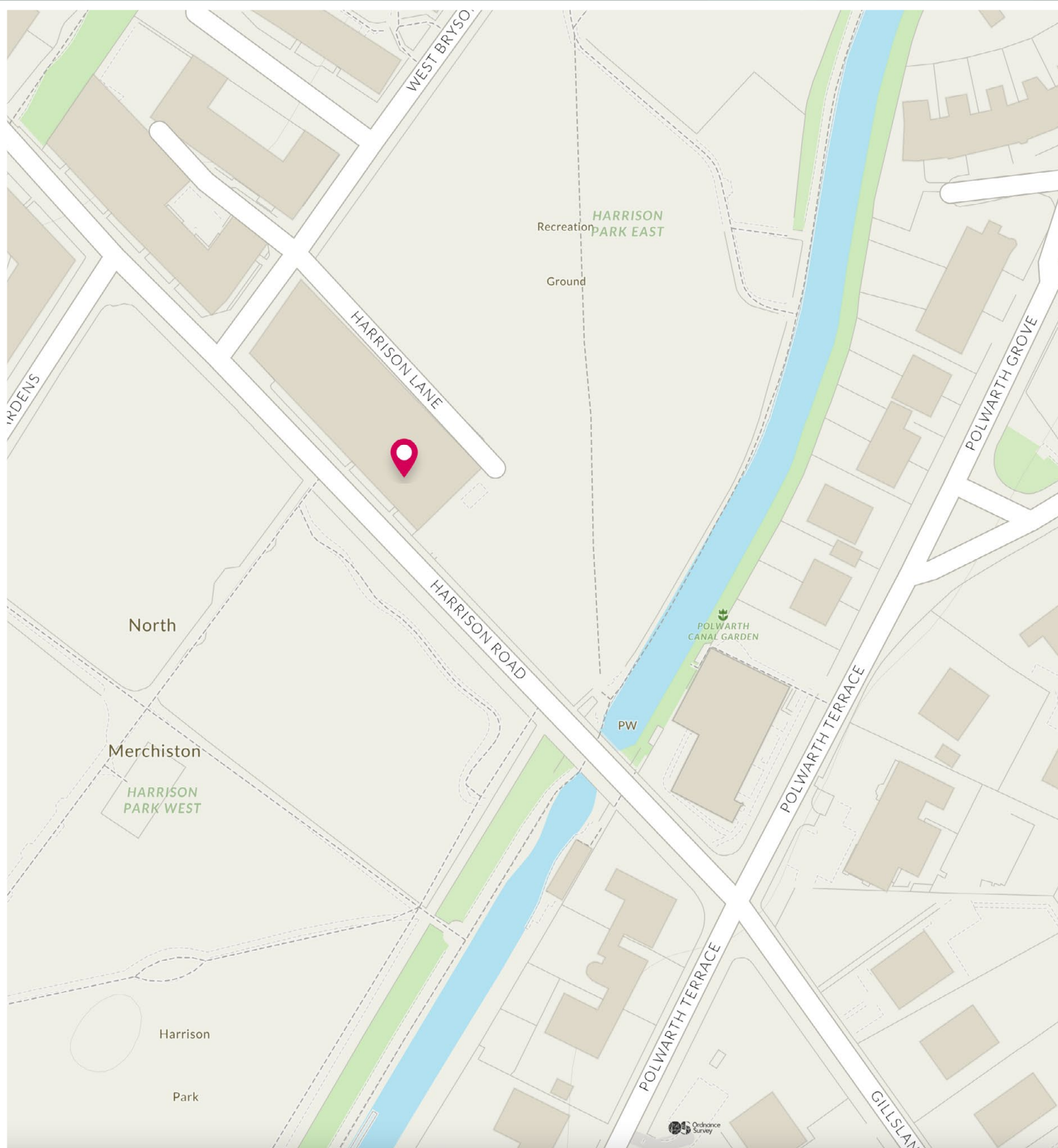


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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