

4 Daisy Terrace

EDINBURGH, EH11 1PL



*Spacious Two Bedroom Maindoor Colony Flat in
Edinburgh's Desirable Shandon Area*



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McEwan Fraser Legal is delighted to present this two-bedroom main door Lower Colony Flat. This lower villa is part of the "Flower Colonies" within the highly regarded Shandon district of the City. The property is in excellent condition, however, could benefit from areas of modernisation offering a great opportunity for a buyer.

THE LIVING ROOM



Inside, the property comprises of:

- Spacious living area which is large and bright and has a bay window with working shutters and beautiful ornate cornice. The living room offers many possibilities for furniture configurations.
- Kitchen with plenty of storage and working space. There is space for freestanding appliances and it is flooded by natural light with its south-facing window.

THE KITCHEN



THE SHOWER ROOM



- The property is fitted with a three-piece shower room which is in good condition.
- The home is equipped with two double bedrooms. The master bedroom is large and bright. Bedroom two is accessed off the lounge and is a perfect second bedroom/home office.



BEDROOM 1



BEDROOM 2

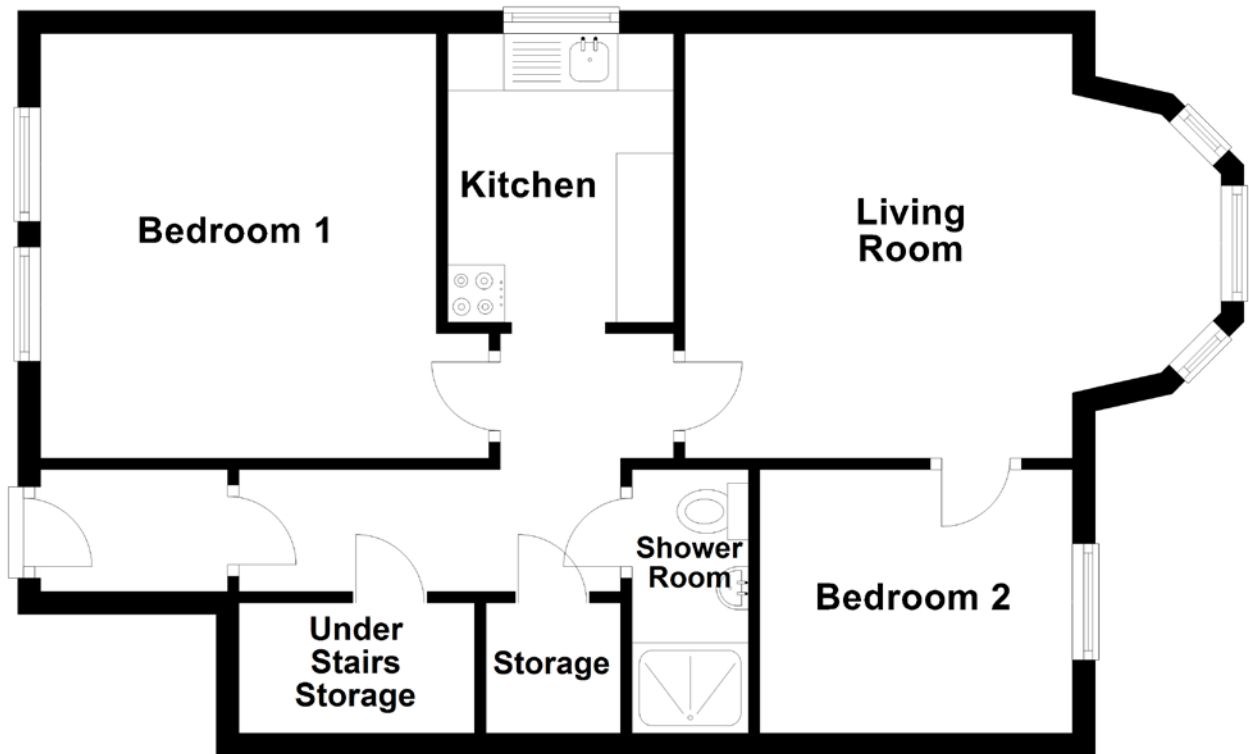


In addition, the property benefits from excellent storage, a large private garden, full double glazing, gas central heating and free on-street parking for residents and visitors alike. As such, early viewing is highly recommended.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

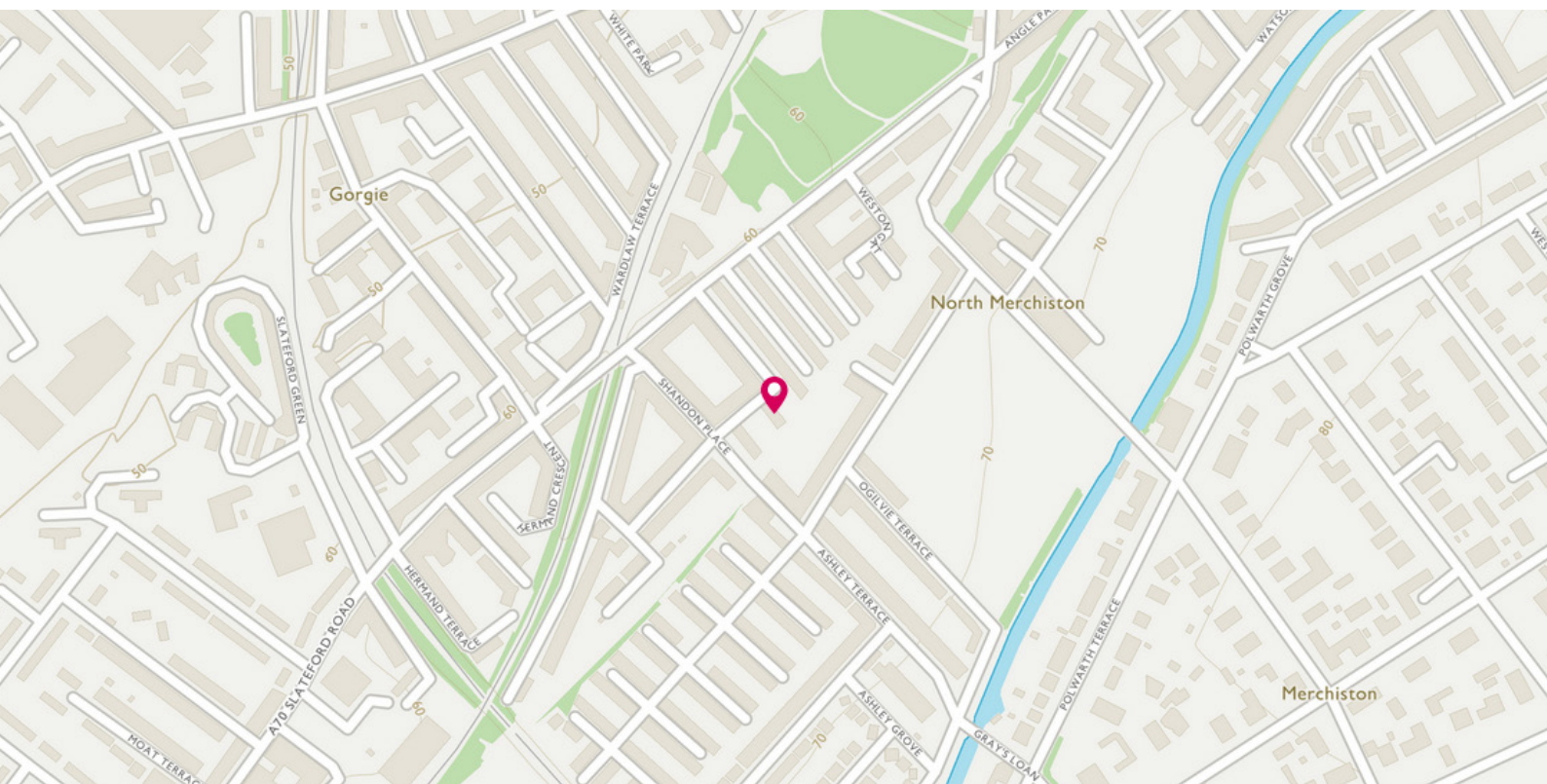


Approximate Dimensions (Taken from the widest point)

Living Room 4.70m (15'5") x 3.72m (12'2")
Kitchen 2.53m (8'4") x 1.98m (6'6")
Bedroom 1 3.93m (12'11") x 3.72m (12'2")

Bedroom 2 2.74m (9') x 2.31m (7'7")
Shower Room 2.31m (7'7") x 1.02m (3'4")

Gross internal floor area (m²): 59m²
EPC Rating: D



THE LOCATION

Shandon is a very sought after area in Edinburgh, 2 miles west of the city centre. The area is well served by local specialist retailers for day to day needs, together with a choice of supermarkets including ASDA and Sainsbury's.



The local public transport system links the area with the city centre and surrounding districts and Slateford Railway Station is nearby. Good schooling at all levels is provided locally including some of Edinburgh's Merchant schools. Leisure and recreational facilities abound include Harrison Park, Craiglockhart Tennis and Sports Centre, Kingsknowe Golf Course and Dalry Swim Centre together with ease of access to the city's world-famous galleries, cinemas, theatres and museums. The property is well placed for access to Gogarburn, Edinburgh Park, the Western Approach Road, City By-Pass, national motorway network, Forth Road Bridge and Edinburgh International Airport.




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