

6 Violet Terrace

SHANDON, EDINBURGH, EH11 1NZ



*CHARMING 2-BEDROOM GROUND FLOOR
GARDEN FLAT WITH PRIVATE GARDEN*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this 2-bedroom garden flat in Shandon. The property is in walk-in condition and fully compliant as a rental opportunity. Nestled in a quiet, leafy corner of Shandon this delightful 2-bedroom ground floor flat offers a rare blend of period charm and modern comfort. Perfectly suited for professionals, couples, or downsizers, this character-filled home boasts its own private garden, making it a peaceful retreat just minutes from the heart of the city.

Step inside to discover a welcoming interior with high ceilings, bay window, original features, and tasteful décor throughout. The spacious living room enjoys an abundance of natural light and garden views, ideal for relaxing or entertaining.

The Property



A separate, well-appointed kitchen provides ample space for cooking and storage.





Both bedrooms are well-proportioned, providing ample space for the option of different furniture configurations. A shower room, with neutral colouring completes the property.

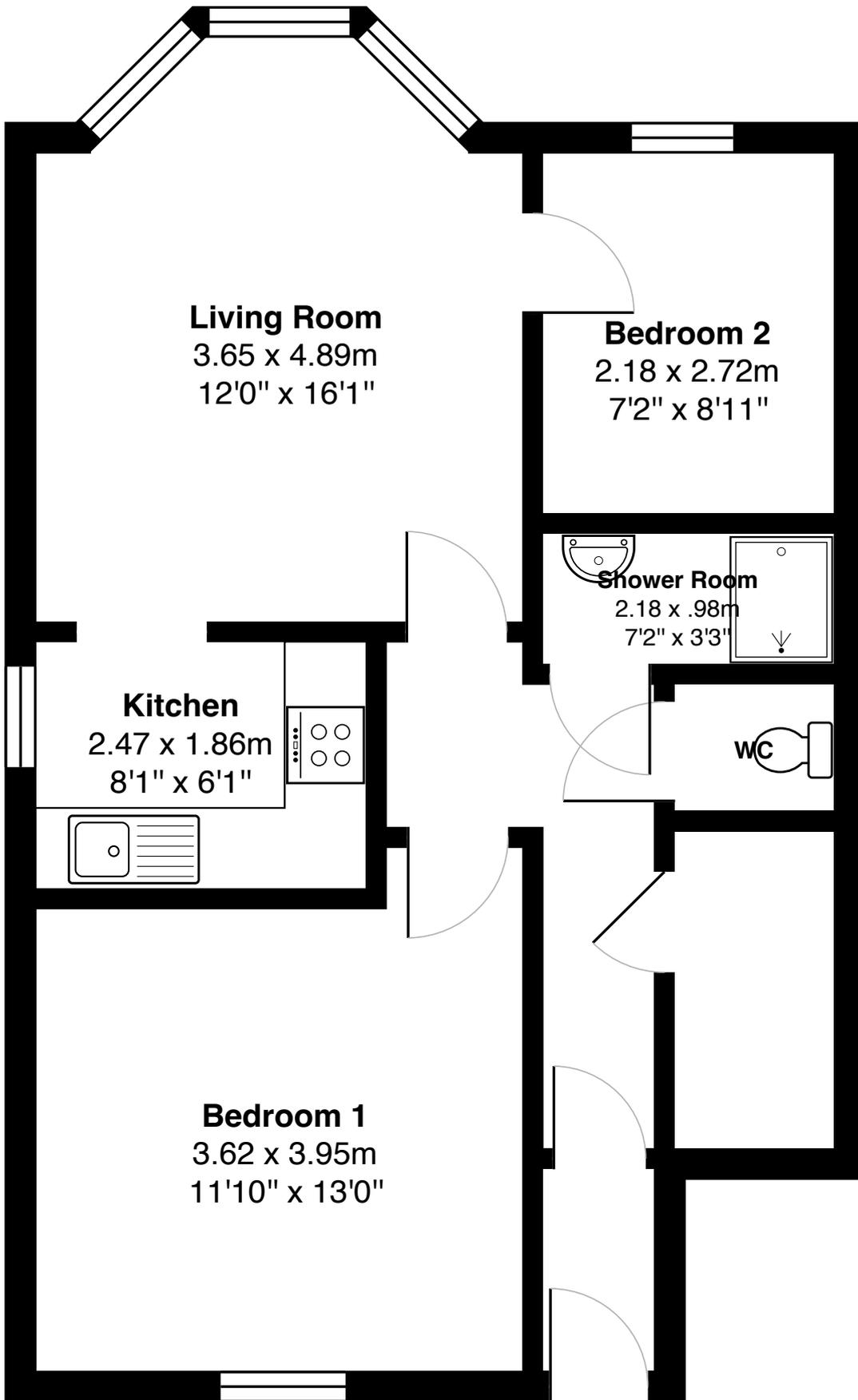




Bedroom 2







Gross internal floor area (m²): 60m²

EPC Rating: C

The property has a small private garden to the front of the building with a shed and pebbled surface. There is large communal garden area to the rear for all 12 properties in Violet Terrace.

Set within the colonies, the property is located in a sought-after area with excellent local amenities, green spaces, and transport links nearby. Whether you're looking for a charming city base or a long-term investment, this unique flat offers timeless appeal and a wonderful lifestyle opportunity.

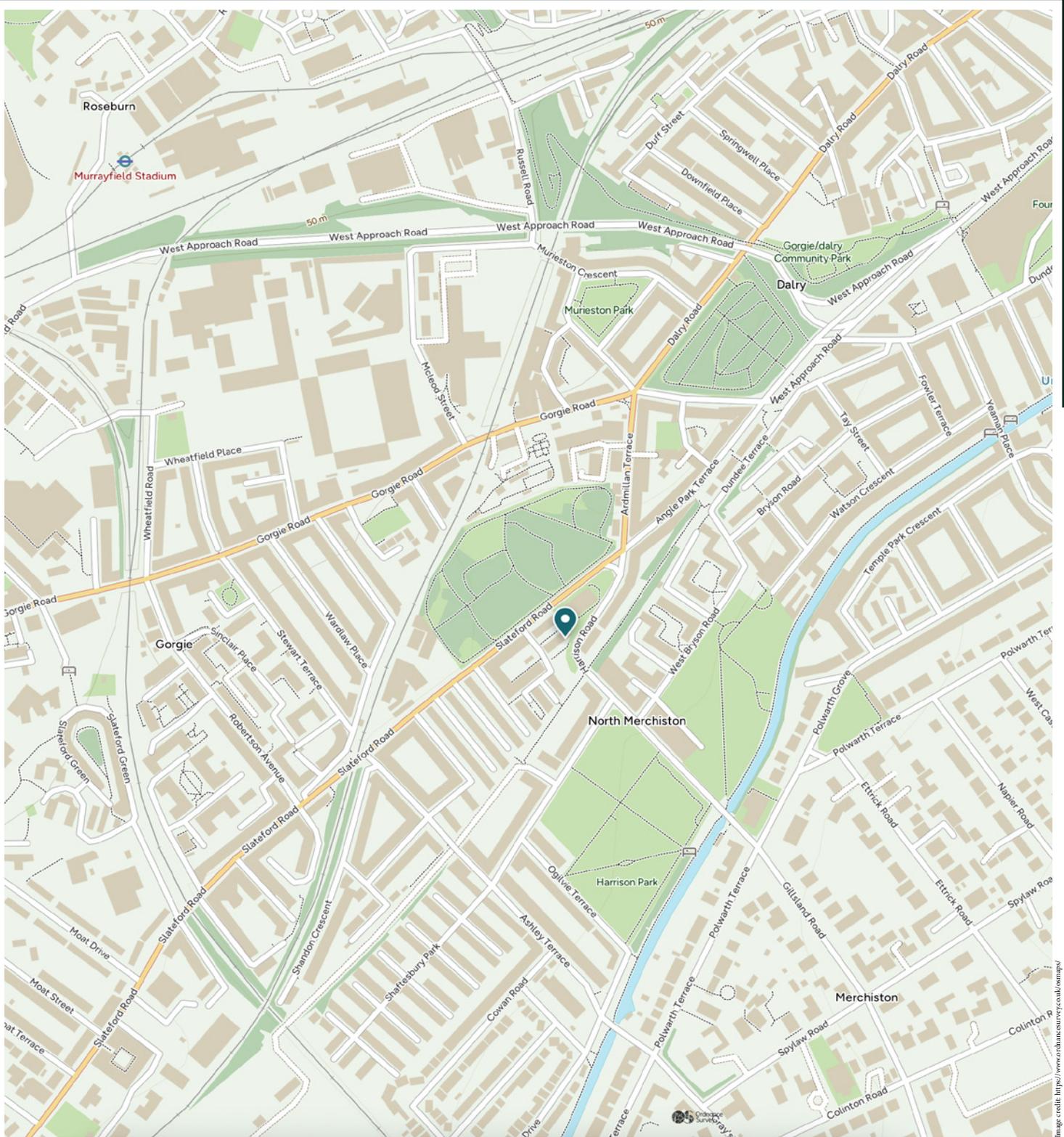




Shandon is a highly sought-after residential district lying to the Southwest of the City Centre and located in close proximity to the West End and Princes Street. In the immediate vicinity there is a wide choice of shopping facilities and these can supply all daily requirements. Should more specialised shopping be required, the nearby areas of Morningside and indeed the City Centre can either be accessed by foot, car or public transport and here, a greater range of facilities can be found.

The Edinburgh City Bypass, which passes conveniently nearby, gives quick and easy access to the motorway systems of East, West and Central Scotland and, therefore, the property may be of particular interest to anyone required to travel perhaps in connection with work.

Edinburgh's entertainment facilities tend to be very highly concentrated at the nearby West End. Here there are theatres, cinemas, the Usher Hall, all manner of hotels, restaurants and bars, along with sports facilities and health clubs. If the return trip on foot is out of the question, a taxi trip will be extremely quick and inexpensive. There are an excellent range of local schools within walking distance, both in the private and public sectors.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
ZOE CARMICHAEL
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.