

# 80/7 Harrison Gardens, Edinburgh



Offers Over £260,000

Postcode: EH11 1SB

Bedrooms: 1

Council Tax: Band D



Bright, beautiful, one-bedroom flat with study/boxroom

This bright, airy flat truly is a charming home. The spacious rooms are full of daylight thanks to the surprisingly large, double-glazed windows. They allow for exceptional natural illumination during daylight hours and offer a lovely view of Harrison Park from the front-facing rooms. The rear overlooks the building's well-maintained communal garden; and neither front nor back face other buildings. It's ideal for any single person, young couple or perhaps someone looking to downsize while retaining the comforts to which they are accustomed.

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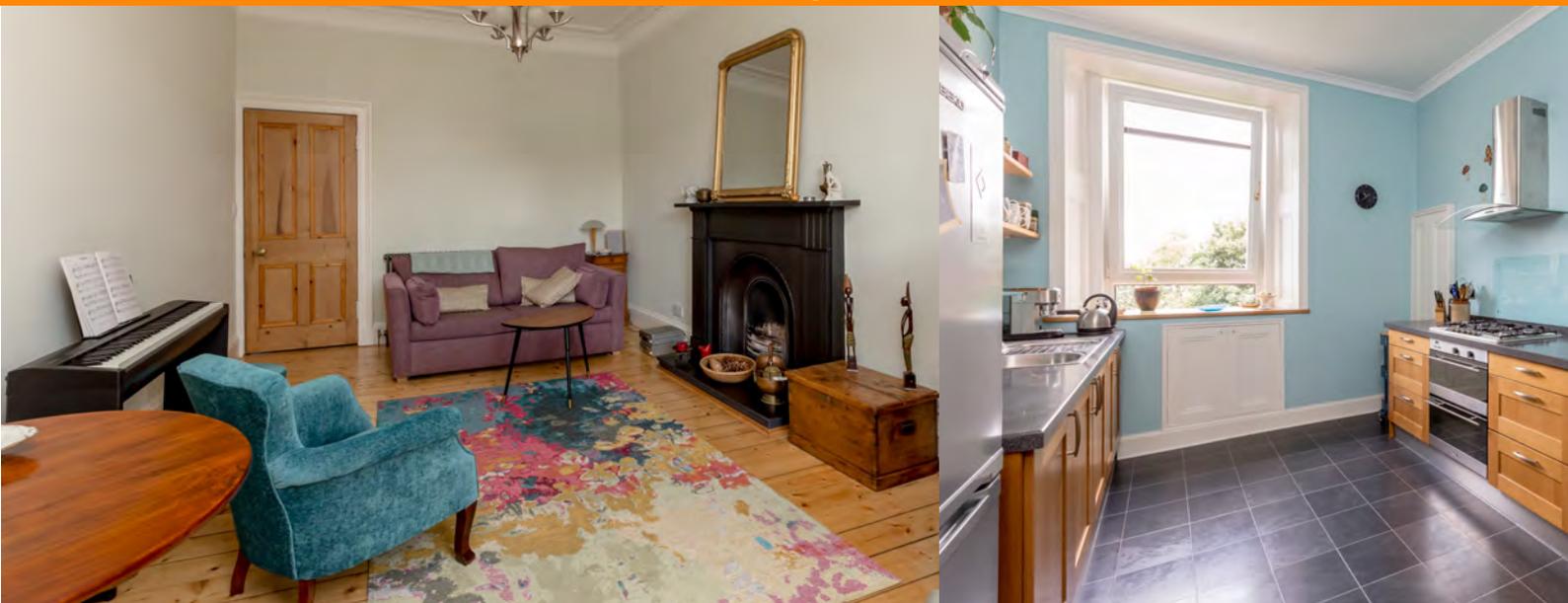
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No warranties are made regarding the working order of appliances or systems. These particulars are not contractually binding and statements or plans are not warranted. Dimensions are approximate. Interested parties are advised to note interest with Mattac as soon as possible and in the event of a closing date the seller shall not be bound to accept the highest or any offer. Offering Solicitors are advised to use the Scottish Standard Clauses (SSC). Any Offer which does not use the SSC may be responded to by deletion of the non-standard clauses and replacement with the SSC.

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The comforts are showcased best in the lounge, which features period cornicework; a fully-functioning period fireplace; and a huge bay window. The modern, fitted kitchen features attractive units with bespoke ash wood features providing plenty of storage, a useful fully-shelved Edinburgh press and, more importantly, a dining recess. The bedroom has another large window overlooking the park and features plenty of space for the furniture of your choice. The handy boxroom is presently in use as that latest home essential, a study; and it's the perfect place to work without distractions. It also features a large, wall-to-wall fitted wardrobe offering excellent storage. The bathroom was modernised by the current owner and has a contemporary, white, three-piece bathroom suite with light turquoise tiling and an over-the-bath shower. Bathroom storage needs are well met by a range of built-in cabinets. The sanded floorboards throughout provide a classic, yet fashionable feel.

Located in the popular Shandon area, as well as the outdoor space at Harrison Park, enjoyable strolls along the Union Canal are easily accessible. As for convenience, there are local shops and takeaways in Shandon itself and the wider range of local businesses available at Gorgie and Dalry, in one direction, and Morningside, in the other, are only a few minutes' walk away. Larger supermarkets, including the Murrayfield Sainsbury's, the Morningside Waitrose and the 24-hour ASDA at Chesser, are also within easy reach. The area is well-served with buses to the city centre, which could easily be reached on foot, if one so wished and there is unrestricted on-street parking. Churchill Theatre and the Dominion and Cineworld cinemas are all within walking distance.



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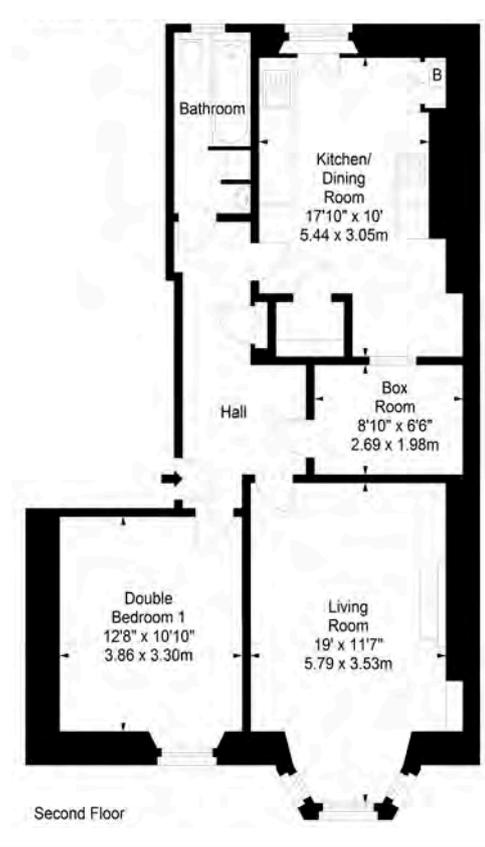


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## Features

Gas central heating and uPVC double-glazing. Sanded floors. White goods, light fittings and window coverings are included (save for the curtains in the bedroom).

## Viewing

Viewing is by appointment with the selling agents. A video tour is available online.