

# 18 Ivy Terrace

Shandon, EH11 1PQ



1 bed



1 bath



1 public





## Key Features

- Main door flat
- Modern kitchen
- 2 Double bedrooms
- Family bathroom with shower
- Private garden
- Permit holders parking

EPC: C

Council Tax: C





## Location

18 Ivy Terrace is ideally positioned in the well-established district of Shandon, just a short walk from the green expanse of Harrison Park and the scenic Union Canal-perfect for walking, cycling, and enjoying the outdoors.

The area offers a strong sense of community and excellent local amenities including shops, cafes, and schools.

Fountain Park leisure complex is also close by, offering a cinema, gym, bowling alley, and family-friendly restaurants.

Shandon is popular thanks to its excellent school catchments, reliable public transport, and easy access to the City Bypass, Edinburgh Airport, and major motorway networks.





Viewing  
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