

**34 Hollybank Terrace
Edinburgh EH11 1SP**

Offers Over £470,000

- Beautiful bay window lounge featuring ornate corning, centre rose and working gas fireplace
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven, pantry cupboard and white goods which are included in the sale
- Three double bedrooms
- Study room
- Utility room with additional storage units
- Family bathroom fitted with three-piece suite and mains shower over bath
- Fully floored attic
- Gas central heating and double glazing
- South facing back garden
- Residents permit parking



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EPC D



Upper Flat

Blair Cadell are delighted to bring to market this rarely available end terrace upper flat in the sought after Shandon Colonies. With an opportunity to develop into the attic, this property has masses of potential and must be viewed.

The property comprises of a hallway allowing access to a fully floored attic that is a perfect development opportunity subject to relevant planning permissions. A beautiful bay window lounge featuring fantastic ornate corning and centre rose, sash and case windows and a lovely warm gas fireplace making it the perfect space for evening relaxing and just off the lounge there is a useful study perfect for home working or as a guest room. A kitchen/diner which has a range of wall and floor mounted units, gas hob and electric oven, appliances which are included in the sale and a useful large pantry cupboard. There are three double bedrooms all with fitted blinds and double glazed windows. A utility room which offers additional storage space and a hanging rail. Finally a family bathroom with a three-piece suite and mains shower over the bath. There is a beautifully kept south facing garden to the rear featuring mature flower beds along with a useful coal store which has been professionally floored and offers excellent storage space. Gas central heating throughout and residents on-street parking.

Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools that include the popular Craiglockhart Primary and George Watsons College. Shopping can be found at the Edinburgh West Retail Park, a 24 Hr ASDA, Sainsbury's superstore plus Lidl and Aldi stores. The area boasts a wide variety of recreational facilities that include Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre and Fountain Park Leisure Complex which has a range of restaurants, cinema and a Nuffield health centre as well.

Viewing by appointment on 0131 337 1800

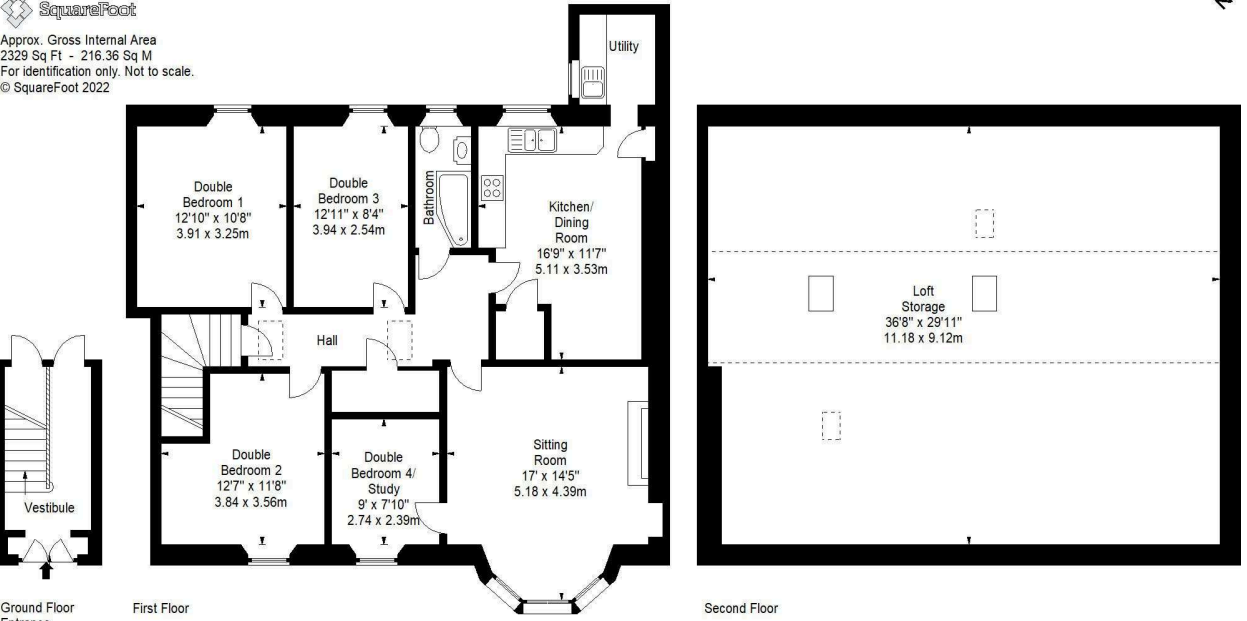




Hollybank Terrace,
Edinburgh, EH11 1SP



Approx. Gross Internal Area
2329 Sq Ft - 216.36 Sq M
For identification only. Not to scale.
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