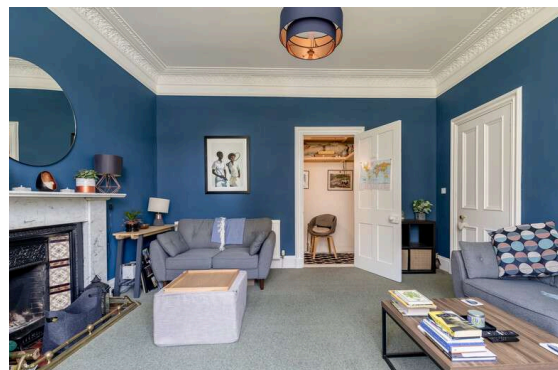
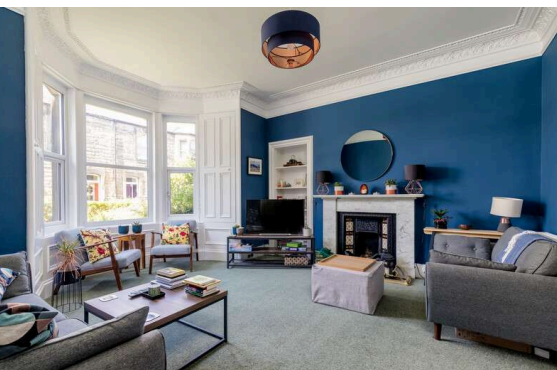


2 Almondbank Terrace Edinburgh EH11 1SR

Offers Over £290,000

- Entrance Vestibule with Tiled floor
- Hallway with natural wood flooring
- Living room with Ornate corning and marble surround fireplace and large bay window
- Office/ box room
- Double bedroom with working shutters
- Kitchen with recently refurbished work tops, wall and floor units electric hob and electric oven and white goods included
- Fully tiled bathroom with three piece suite and mains shower over bath
- Utility room with additional wall mounted storage and white goods included
- Private front and rear Garden
- Gas central heating and triple glazing
- Free on street parking



Maindoor Flat

A lovely example of a traditional lower colony flat that forms part of the Shandon Conservation Area. The property retains many fine original period features such as beautiful ornate cornicing and natural wood floors and would be perfect for a first time buyer or someone looking to downsize.

The accommodation which is in walk-in condition throughout consists of an entrance vestibule with original tiled floor, hallway with hanging rail and natural wood floors, charming bay windowed living room with working shutters, beautiful marble surround fireplace and ornate cornice making it the perfect place for evening relaxing and also benefiting from a useful office/box room off it. A recently refurbished kitchen that has an electric hob/oven range of floor and wall mounted units and clever alcove that can be shut off making it perfect for relaxing with friends and family. A stylish bathroom fitted with a three-piece suite and mains shower over the bath and utility room with additional storage and access to the rear garden. Gas central heating throughout along with recently installed triple glazing for maximum efficiency. Lovely private gardens to both the front and rear of the property. Free 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, Boroughmuir 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

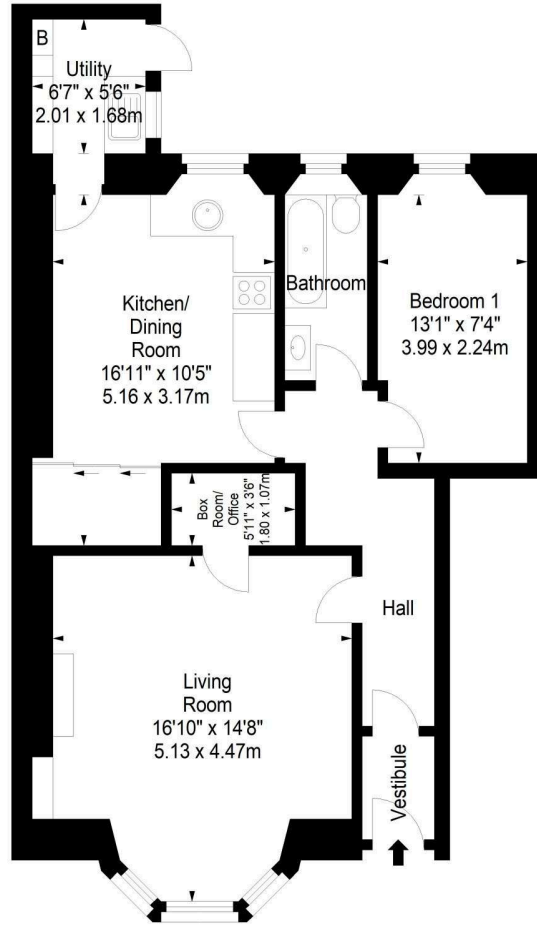




Almondbank Terrace,
Edinburgh,
Midlothian, EH11 1SR



Approx. Gross Internal Area
712 Sq Ft - 66.14 Sq M
For identification only. Not to scale.
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Ground Floor



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