

**11 Alderbank Terrace
EDINBURGH EH11 1SX**

Fixed Price £325,000

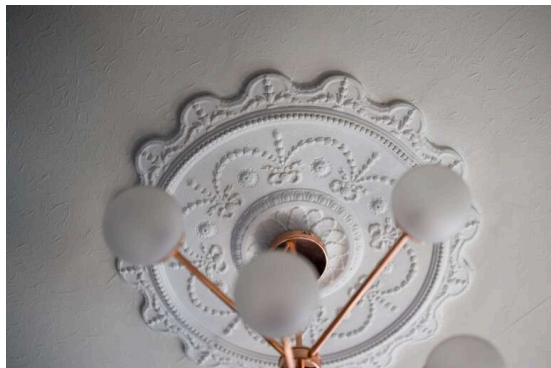
- Beautiful bay window lounge featuring ornate cornice, centre rose and working fireplace
- Galley kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven, integrated appliances and white goods included
- Large dining room featuring pantry cupboard
- Double bedroom
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating
- Private garden to front and rear
- Residents permit parking

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: £0

Shared Ownership: N



Maindoor Flat

Blair Cadell are delighted to bring to market this 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 natural wood floors and storage space, charming bay windowed living room with working fireplace and ornate cornice making it the perfect place for evening relaxing. A galley kitchen fitted with a gas hob and electric oven, a range of floor and wall mounted units, integrated appliances and white goods which are included in the sale. Dining room which is ideal for hosting and also features a useful pantry cupboard offering plenty of useful storage space. There is a large double bedroom with natural wood floors and plain cornicing. Bathroom fitted with a three-piece suite and mains shower over the bath. Gas central heating throughout. Lovely private gardens to both the front and rear of the property with the rear laid to lawn. 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, 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

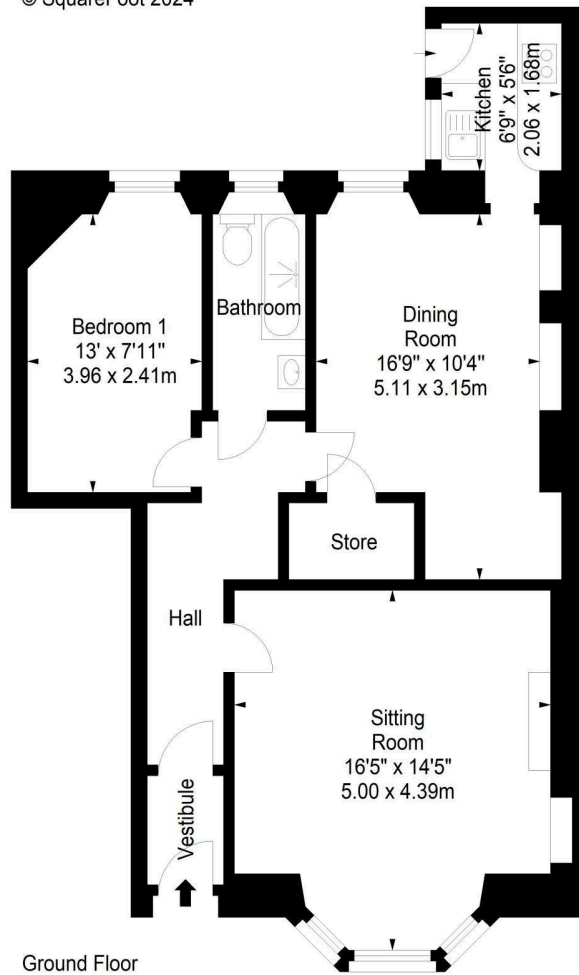
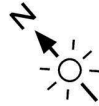




Alderbank Terrace,
Edinburgh,
Midlothian, EH11 1SX



Approx. Gross Internal Area
723 Sq Ft - 67.17 Sq M
For identification only. Not to scale.
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