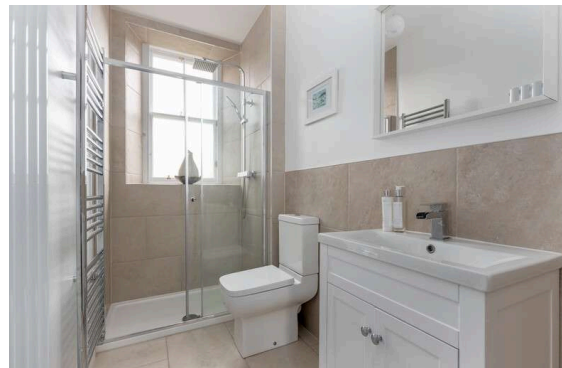
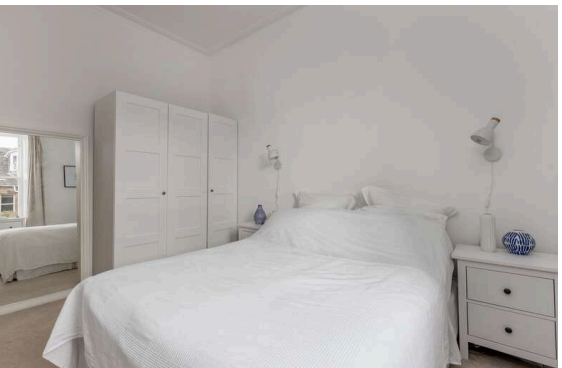


**12 Alderbank Terrace
EDINBURGH EH11 1SX**

Offers Over £500,000

- Beautiful bay window lounge featuring ornate corncicing, centre rose and decorative fireplace
- Kitchen/diner with a range of stylish wall and floor mounted units, induction hob and electric double oven
- Four double bedrooms
- Bathroom with three-piece suite and mains shower over the bat
- Shower room with two piece suite and mains walk in shower room
- Utility room
- Gas central heating throughout
- Private back garden
- Free on-street parking



Double Upper Flat

Blair Cadell is delighted to bring to the market this fantastic upper colony flat in the heart of Shandon. With immaculate finishes throughout, generous living space, four double bedrooms and a well kept garden, this property must be viewed.

The accommodation comprises of an entrance vestibule leading up to a bright open hallway with a large storage cupboard. A beautiful bay window lounge featuring ornate cornice, centre rose and gas fireplace perfect for the long winter nights making it ideal for relaxing with friends and family. A newly fitted kitchen/diner perfect for hosting dinner parties that has a range of stylish floor and wall mounted units, induction hob, double electric oven and utility room with additional storage units and white goods which are available by separate negotiation. There are four double bedrooms spread over two floors, plus a useful study area on the landing that would be ideal for home working. A stylish family bathroom on the first floor with a three-piece suite and mains shower over the bath and a shower room with a fantastic rainwater showerhead and two-piece suite. There is gas central heating throughout the property. A private back garden which is a fantastic sun trap ideal for hosting barbeques. A useful coal store on the basement level and 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 frequent bus services that run 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

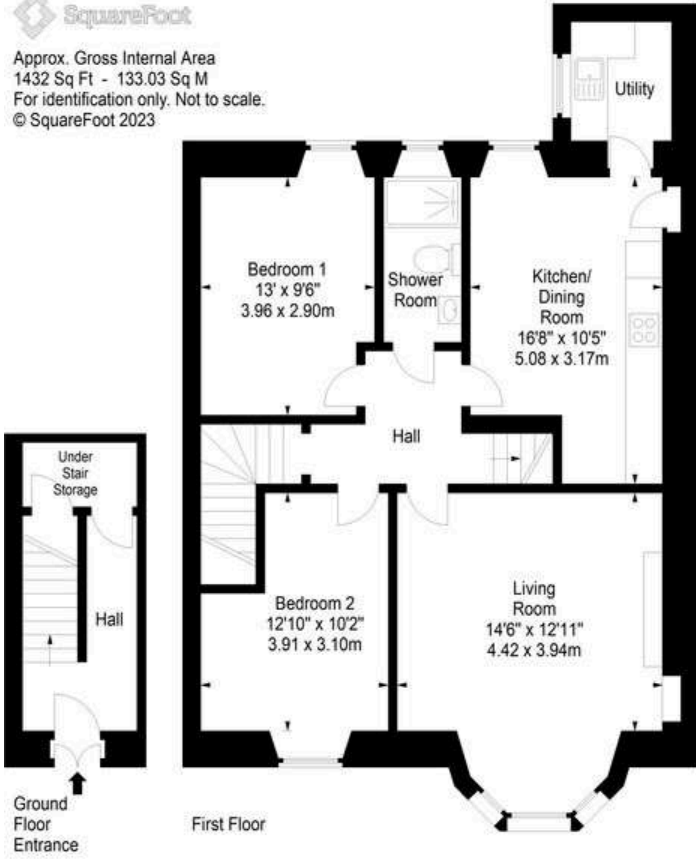




**Alderbank Terrace,
Edinburgh,
Midlothian, EH11 1SX**



Approx. Gross Internal Area
1432 Sq Ft - 133.03 Sq M
For identification only. Not to scale.
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