

**38 Almondbank Terrace
Edinburgh EH11 1SR**

Offers Over £360,000

- Beautiful bay window lounge featuring ornate cornice, centre rose and decorative fireplace
- Kitchen fitted with a range of floor and wall mounted units, induction hob and electric oven and large pantry cupboard
- Two double bedrooms
- Family bathroom fitted with three-piece suite and mains shower over the bath
- Utility room with integrated appliances
- Gas central heating
- Private garden to both front and rear with a useful garden shed and raised beds
- Residents permit parking

Council Tax Band: E
Tenure: Freehold
Annual Service Charge: £0
Shared Ownership: N



Lower Flat

Blair Cadell is delighted to present this charming traditional lower colony flat, located in the heart of the Shandon Conservation Area. The property boasts an array of stunning original period features, including ornate cornicing and natural wood flooring.

The accommodation is in excellent walk-in condition and comprises an entrance vestibule with the original tiled floor, and a welcoming hallway with natural wood flooring. The elegant bay window lounge offers a decorative fireplace, ornate cornice, ceiling rose, and an Edinburgh press, creating the perfect space for entertaining. The kitchen/diner is well-appointed with an induction hob, electric oven, a variety of floor and wall-mounted units, integrated appliances, and white goods included in the sale. There are two double bedrooms, both featuring working window shutters, and one with a decorative fireplace. The stylish bathroom includes a modern three-piece suite, a mains-powered shower over the bath, and a rainwater shower head. Additionally, a utility area provides integrated appliances and extra storage. The property benefits from gas central heating, a mix of single and double-glazed windows, and private gardens to both the front and rear. The south-facing rear garden features a lawn, garden shed, and a raised bed for gardening enthusiasts. Residents also enjoy on-street parking.

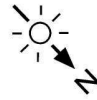
Shandon is a sought-after area just 1.5 miles from Edinburgh city centre, with frequent bus services nearby. The city bypass is a short drive away, providing access to the International Airport and the M8/9/90 motorway network. The area is well-served by excellent public and private schools, including Craiglockhart Primary, Boroughmuir, and George Watson's College. Nearby shopping options include Edinburgh West Retail Park, 24-hour ASDA, Sainsbury's, Lidl, and Aldi. For recreation, residents can enjoy Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex, which offers restaurants, a cinema, and a Nuffield Health Centre.

Viewing by appointment on 0131 337 1800

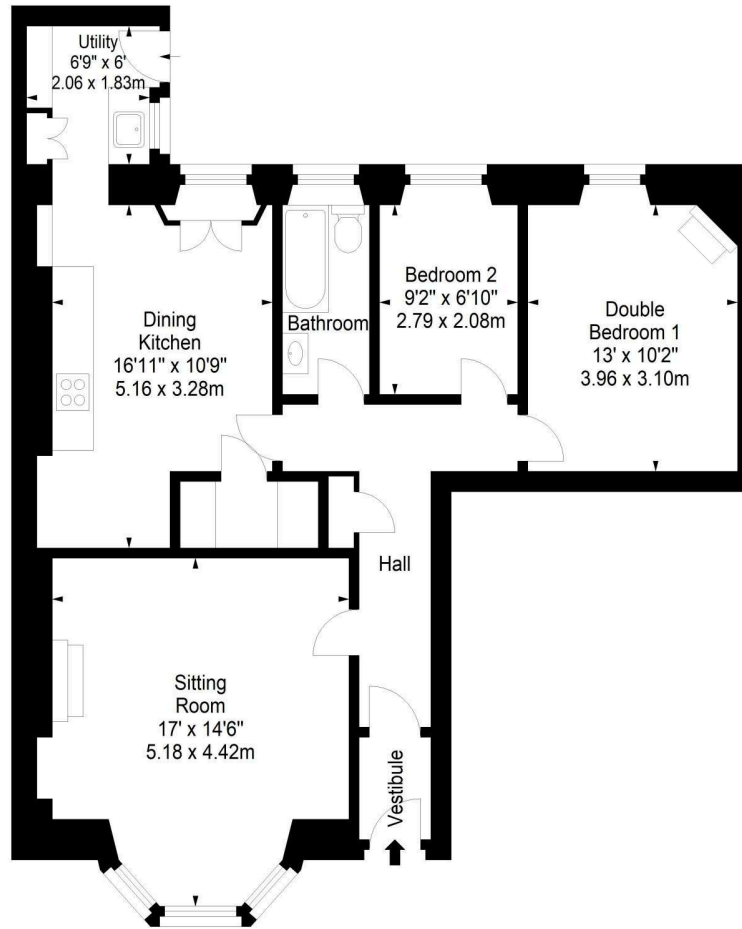




Almondbank Terrace,
Edinburgh,
Midlothian, EH11 1SR



Approx. Gross Internal Area
869 Sq Ft - 80.73 Sq M
For identification only. Not to scale.
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Ground Floor



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com

