

49 Almondbank Terrace Edinburgh EH11 1SR

Offers Over £500,000

- Beautiful bay window lounge featuring ornate cornice, centre rose and decorative fireplace
- Kitchen/diner fitted with a range of floor and wall mounted units, rangemaster cooker
- Four double bedrooms and two single rooms
- Bathroom fitted with three-piece suite and mains shower over the bath
- Utility room
- Gas central heating and double glazing
- Private garden to front and rear
- On-street permit parking

Council Tax Band: E

Tenure: Freehold

Shared Ownership: No



2



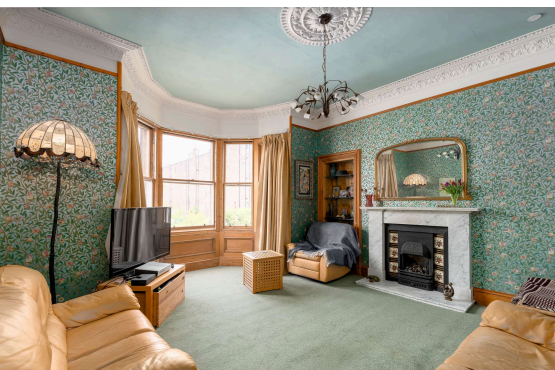
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EPC D



Double Upper Flat

Situated in the highly desirable Shandon Colonies, this superb double-upper flat offers a rare opportunity to acquire a spacious and versatile home in one of the area's most sought-after locations. Early viewing is highly recommended.

This beautifully presented property features four generous double bedrooms and an additional single bedroom, ideal for family living or flexible use as home offices or guest rooms. The charming bay-windowed lounge exudes character with original ornate cornicing, a decorative ceiling rose, and a feature fireplace, creating an elegant and welcoming space for relaxing or entertaining. The well-appointed kitchen/diner is perfect for hosting, fitted with a range of wall and floor-mounted units, a Rangemaster cooker with large gas hob and double oven, offering both style and functionality. The family bathroom includes a modern three-piece suite with a mains shower over the bath, complemented by a separate utility area providing additional storage and space for white goods. The property further benefits from gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. Externally, the south-west-facing garden is a true sun trap, featuring a well-maintained lawn ideal for outdoor dining and relaxation. Residents' permit parking is available. Please note: No warranties are provided for systems.

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.S

Viewing by appointment on 0131 337 1800

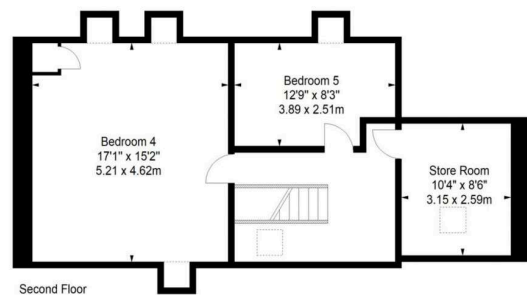
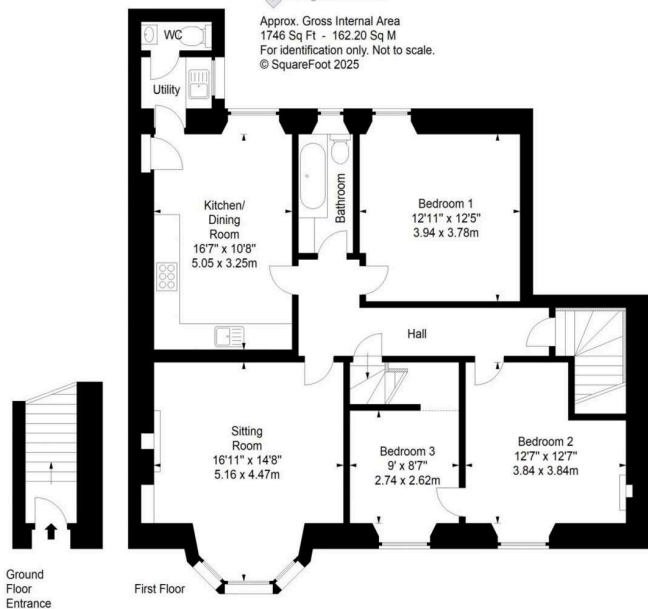




Almondbank Terrace,
Edinburgh,
Midlothian, EH11 1SR



Approx. Gross Internal Area
1746 Sq Ft - 162.20 Sq M
For identification only. Not to scale.
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