

21 Alderbank Terrace
Shandon
Edinburgh
EH11 1TA



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Stylish and spacious main-door double upper colony villa located in Shandon's conservation area. Shandon is a highly sought after residential location approximately 1.5 miles from the City Centre. The area is served by both public and private schools that include the popular Craiglockhart Primary and George Watsons College.

A wide range of shopping facilities can be found nearby including 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.



Regular bus services run close by providing quick access to the City Centre. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network.

Internally the property is in excellent decorative order throughout and benefits from gas central heating, double glazing and good storage facilities.

Private gardens to front and rear.

PROPERTY DETAILS

- Entrance Vestibule.
- Hall with tiled floor and carpeted staircase leading to first floor. A door provides access to a shared passage with secure cupboard and door to gardens.
- Landing with staircase to upper floor.
- Bright and spacious Lounge with bay window to front. Feature fireplace with wooden surround, tiled cheeks and living flame gas fire. Shelved recess. Decorative cornice and ceiling rose.
- Stylish and fully fitted Dining kitchen with matching wall and base units. Integrated 5 ring gas hob, electric oven and grill. Ample work surfaces with tiled splashback. Space for American style fridge/freezer. Space for good sized dining table and chairs. Window to rear.
- Utility Room with window to side. Worksurfaces with integrated sink with drainer and tiled splashback. Plumbed for washing machine and dishwasher. Clothes pulley. Combi boiler.
- Master Bedroom with window to rear overlooking gardens. Cornice.

- Second Bedroom currently used as a home office. Window to front.
- Shower Room with white two-piece suite comprising wash hand basin and WC. Shower compartment with mixer shower. Part wood panelled. Extractor. Frosted window to rear.

Upper Floor

- Large Double Bedroom with Velux window to front. Eaves access hatch.
- Further large Double Bedroom with Velux window to rear. Eaves access hatch.
- Study with Velux window to front. Shelving.
- Shower Room with white two-piece suite comprising wash hand basin and WC. Shower compartment with mixer shower. Velux window to rear.

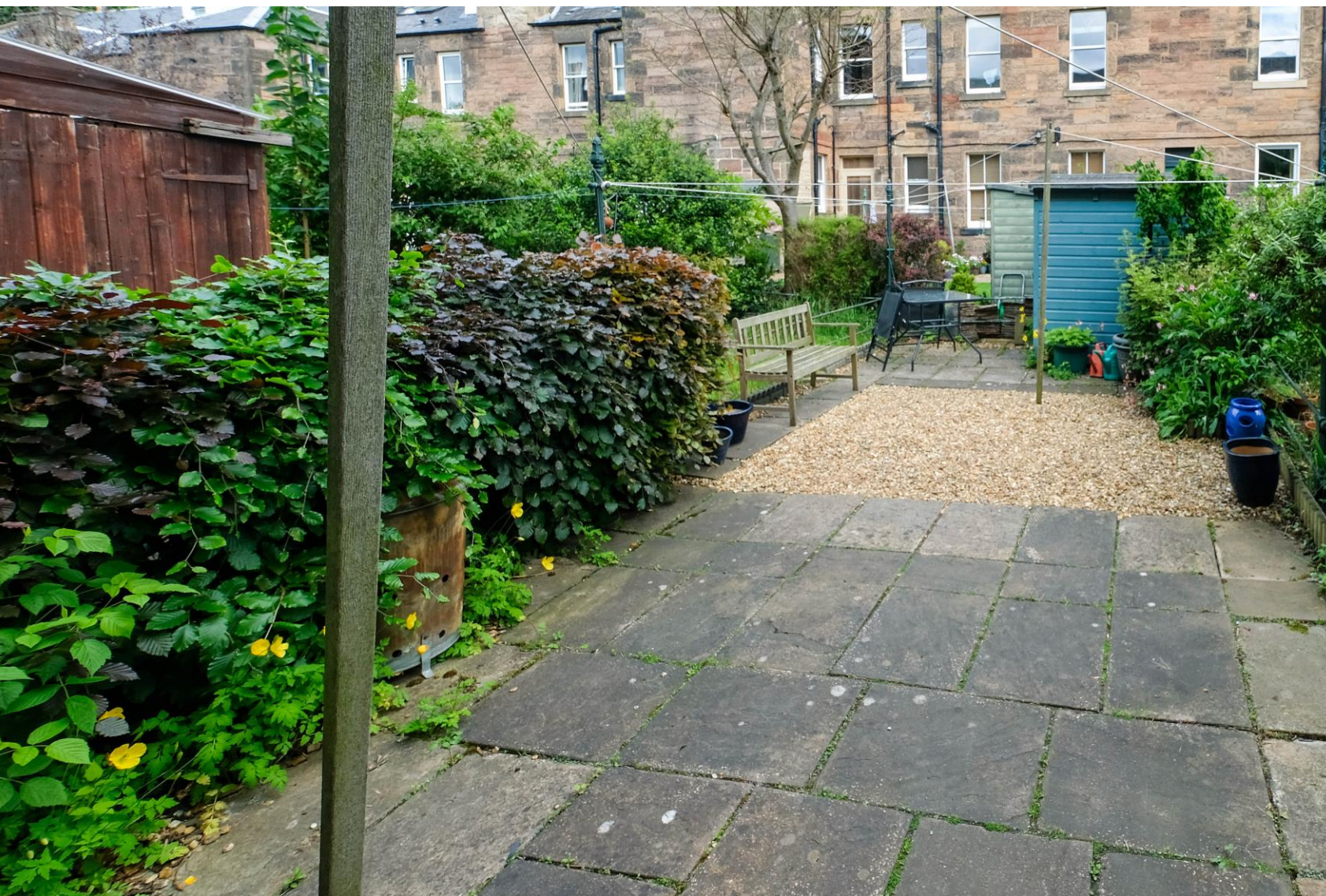


Viewing by appointment on 0131 524 3800









EXTERNAL

There is a small private garden to the front of the property with space for a garden bench.

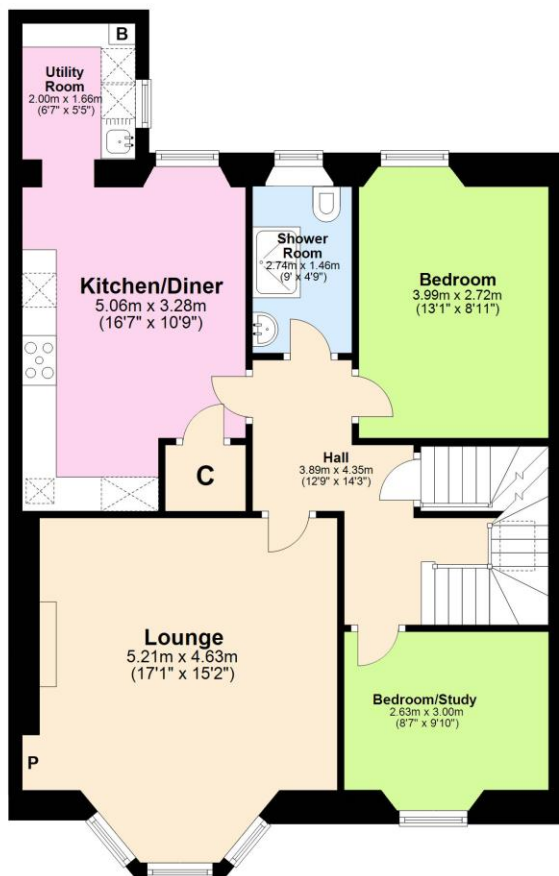
The rear garden has been laid with decorative stones for ease of maintenance. The garden shed is included in the sale.

Resident permit parking is available on application to the City of Edinburgh Council.

- Energy Efficiency Rating - D
- Council Tax Band - E

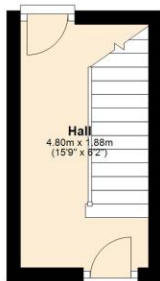
First Floor

Approx. 77.1 sq. metres (829.6 sq. feet)



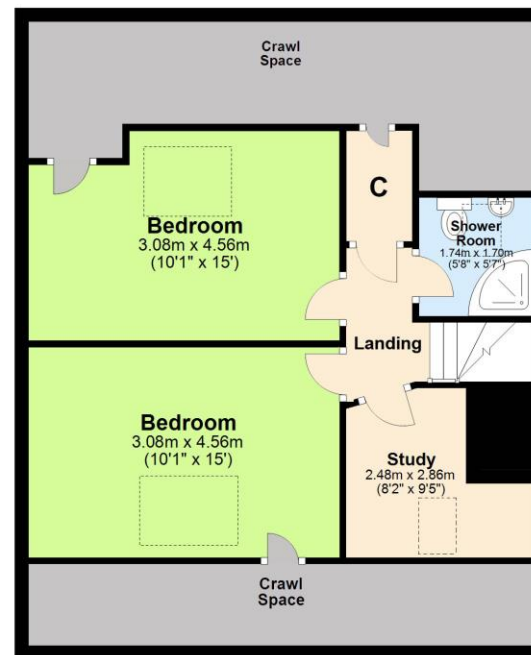
Ground Floor

Approx. 9.0 sq. metres (97.1 sq. feet)



Second Floor

Approx. 68.9 sq. metres (741.4 sq. feet)



Photos and Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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* Please contact us for a free consultation or valuation

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