










Offers Over

£675,000

31B Alderbank Terrace

Shandon | Edinburgh | EH11 1TA

Neilsons are delighted to offer on the open market this unique and individually designed detached property in the heart of Shandon. The property itself has been meticulously upgraded by the current owners to offer a modern way of living. Early viewing is advised to appreciate this fine family home.

-  3 Bedrooms
-  3 Public Rooms
-  1 Bathroom & 1 WC
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The property throughout is to the highest of standards and in brief comprises; Welcoming entrance porch equipped with convenient storage, offering a practical and organized space for coats and outdoor gear which leads to an inner hallway providing access to various rooms, creating a seamless flow throughout the ground floor. Comfortable lounge area featuring a real wood log burner and ample space for relaxation and entertainment, providing a cozy retreat for occupants, off the reception is a modern kitchen seamlessly integrated with an island / breakfast bar, white gloss wall and base units with black granite worksurfaces and integrated appliances, offering a versatile space for cooking, dining, and socializing with a practical utility room equipped with essential amenities such as laundry facilities and side door. To the rear is a bright and airy conservatory serving as a tranquil extension of the living space, perfect for enjoying natural light, while overlooking the secluded garden. Completing the ground level is a formal dining room, this space could easily be used as an informal lounge, home office or child's playroom while allowing the possibility of a fourth bedroom. To the upper level is the main sleeping accommodation featuring a luxurious principal bedroom complete with a dressing area, providing a private sanctuary for rest and relaxation. Two further well proportioned double bedrooms, with one to the front aspect and one to the rear. Stunning family bathroom offers a fantastic three piece suite and separate walk in shower cubicle. The space is cleverly designed with a TV mounted at the bath for additional luxury along with scene setting for the lighting. Finally, an attic space featuring ample storage accessed via a convenient ladder, maximizing the property's storage potential and organizational efficiency. Further benefits include underfloor heating in the bathroom and WC.

The property has been connected to superfast broadband and has integrated TV points and sound system to enhance the luxurious feel of the house.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings including all window blinds. Bedroom curtains will all be included in the sale. The curtains to the lounge and dining room, Bosch Washing Machine & Condensing Tumble Drier and climbing frame in rear garden can be made available through separate negotiation.

Gardens & Driveway

The rear garden of the property is a true haven, accessed via the conservatory, this leads out to an expansive area of decking, making this an ideal spot for outside dining and entertaining. Furthermore a large lawn bordered with mature hedgerow enhances the space for families, children and pets. The property also has two generous storage sheds, one of which benefits from power and lighting. To the front is a large monoblock driveway suitable for multiple vehicles.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

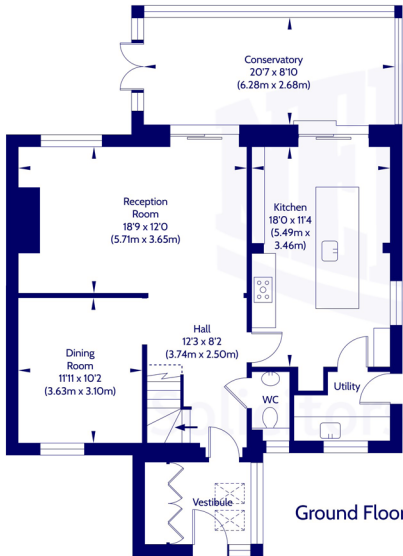
Shandon is an extremely popular and sought after district approximately 2 miles west of the city centre and walking distance of the Union canal. The area is well served by local specialist retailers for day to-day needs, together with a choice of supermarkets including Marks & Spencers, Tesco, Waitrose, ASDA and Sainsbury's. There's also a Margiotta, the local deli shop and a two local coffee shops nearby. The local public transport system links the area with the city centre and surrounding districts and Slateford Railway Station is nearby. The Edinburgh Tram system is a 10 -15 minute walk away. Murrayfield Rugby Stadium and Tynecastle Football Ground is also within walking distance.

Good schooling at all levels is provided locally including some of Edinburgh's renowned Merchant schools. Leisure and recreational facilities abound and include Harrison Park, Saughton Park Union canal, Craiglockhart Tennis and Sports Centre, Kingsknowe Golf Course and Dalry Swim Centre together with ease of access to the city's world famous galleries, cinemas, theatres and museums. The property is well placed for access to Gogarburn, Edinburgh Park, the Western Approach Road, City ByPass, national motorway network, Forth Road Bridge and Edinburgh International Airport.

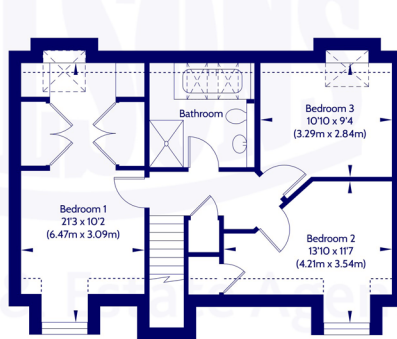




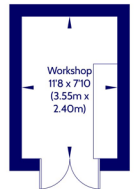
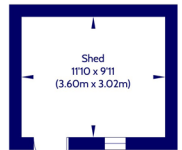
Approx. Gross Internal Floor Area 146.91 Sq M / 1581 Sq Ft.



Ground Floor



First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

