

**48 Hollybank Terrace
Edinburgh EH11 1SW**

Offers Over £320,000

- Beautiful bay window lounge featuring ornate cornice, centre rose and multi fuel stove
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white good included
- Large double bedroom featuring built in wardrobes
- Bathroom fitted with three piece suite featuring roll top bath and mains shower over the bath
- Utility room
- Gas central heating
- South West facing back garden
- On-street permit parking

Council Tax Band: D

Tenure: Freehold



Lower Flat

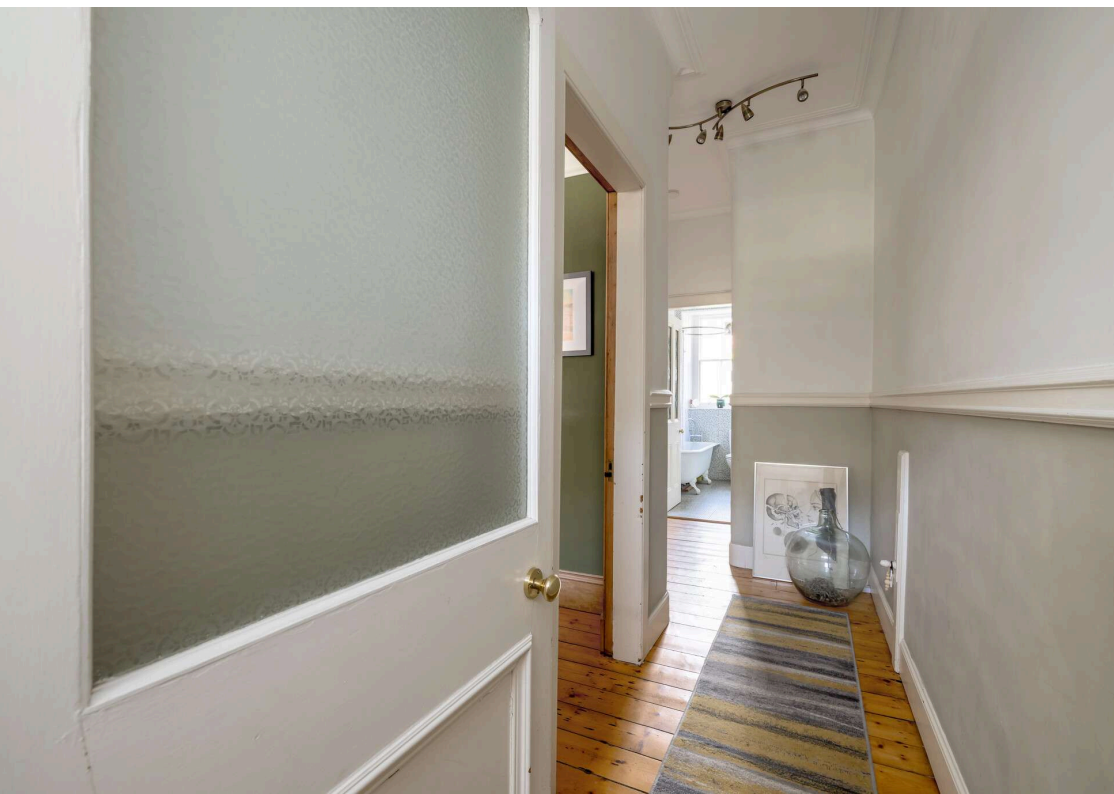
This charming traditional lower colony flat is nestled within the Shandon Conservation Area and has been beautifully maintained, retaining a wonderful array of original period features. This property is an ideal purchase for first-time buyers or those looking to downsize.

The accommodation centres around an impressive bay-windowed lounge, which showcases elegant cornicing, a decorative ceiling rose, working shutters, and a striking multi-fuel stove, creating a warm and inviting space for relaxing or entertaining friends and family. The kitchen is both practical and welcoming, fitted with a range of floor and wall-mounted units, a gas hob, electric oven, and appliances included in the sale. There is also space for dining, making it perfect for everyday use and hosting alike. To the rear of the property lies a generous double bedroom, this room benefits from large built-in wardrobes providing excellent storage, along with a charming decorative fireplace. The fully tiled bathroom is fitted with a characterful roll-top bath and a mains-fed shower over the bath. A separate utility room adds valuable additional storage and provides direct access to the rear garden. The property is efficiently heated by gas central heating. Externally, the home enjoys delightful private gardens to both the front and rear. The south-west-facing rear garden is particularly attractive, enjoying afternoon and evening sun and offering a high level of privacy. Laid mainly to lawn with a patio area, it provides an ideal setting for summer barbecues and outdoor relaxation. On-street residents' parking is also available.

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 Watson's 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

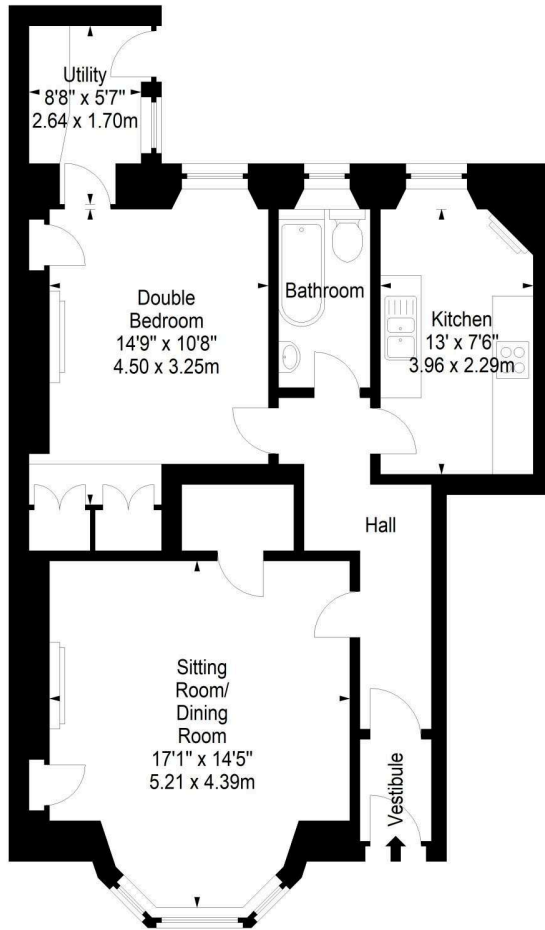
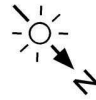




Hollybank Terrace,
Edinburgh,
Midlothian, EH11 1SW



Approx. Gross Internal Area
751 Sq Ft - 69.77 Sq M
For identification only. Not to scale.
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Ground Floor



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