

## 39 Almondbank Terrace Edinburgh EH11 1SR

### Offers Over £325,000

- Beautiful bay window lounge featuring ornate cornice, centre rose, decorative fireplace and working shutters on windows
- Modern galley kitchen fitted with a range of floor and wall mounted units, induction hob and electric oven and integrated appliances
- Large dining room/second living room
- Double bedroom with fitted wardrobes
- Bathroom fitted with stunning deep bath and mains shower over the bath
- Private gardens to front and beautifully kept back garden with patio and garden shed
- Gas central heating and double glazing throughout

**Council Tax Band: D**

**Tenure: Freehold**



## Lower Flat

Blair Cadell are delighted to present to the market this beautiful lower colony flat, located within the highly sought-after Shandon Colonies. Offering generous and flexible living accommodation, this charming home will appeal to a wide range of buyers and early viewing is highly recommended to avoid disappointment.

The accommodation is both spacious and versatile. A stunning bay-windowed lounge showcases beautiful ornate cornicing, a decorative fireplace, fitted shelving, and working shutters, creating a bright and elegant space ideal for relaxing or entertaining. This room could also be utilised as a generous double bedroom if desired. The bespoke kitchen is fitted with a range of floor and wall-mounted units and is equipped with an induction hob, electric oven, and integrated appliances. Located off the kitchen is a large dining room offering excellent flexibility for use as a combined living and dining space, with French doors providing direct access to the rear garden. There is a well-proportioned bedroom featuring fitted wardrobes, offering ample and practical storage. The stylish bathroom is fitted with an attractive three-piece suite, highlighted by a stunning deep roll-top bath with a mains shower over, complete with a rainwater shower head. The property further benefits from gas central heating and double glazing throughout. Externally, there are private gardens to both the front and rear, with the rear garden featuring a patio area and a useful garden shed for additional storage. On-street permit parking is readily 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

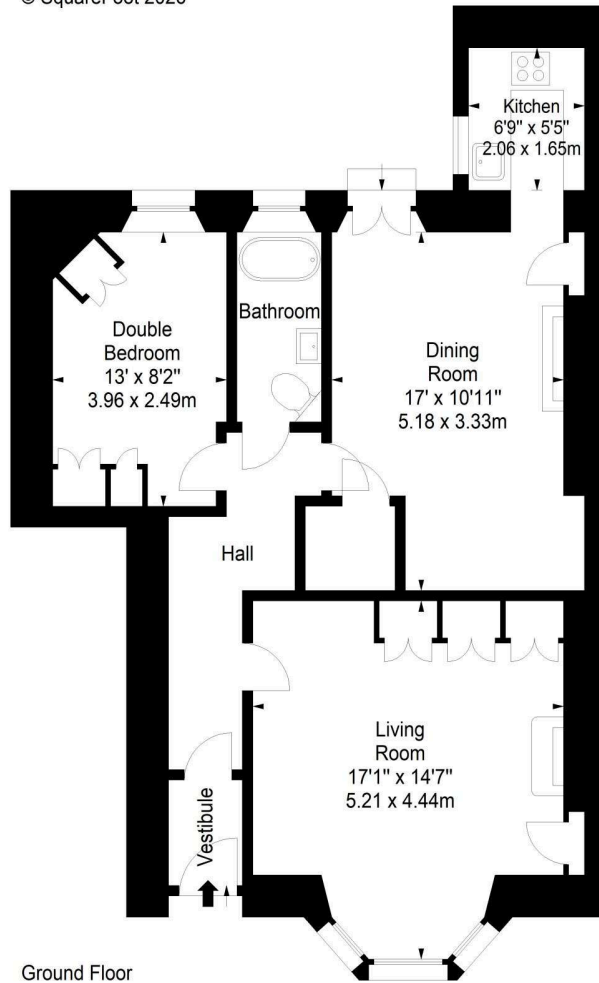
**Viewing by appointment on 0131 337 1800**



Almondbank Terrace,  
Edinburgh,  
Midlothian, EH11 1SR



Approx. Gross Internal Area  
754 Sq Ft - 70.05 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



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](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)

