

**34 Hollybank Terrace
Edinburgh EH11 1SP**

Offers Over £475,000

- Beautiful bay window lounge featuring ornate corning, centre rose and working gas fireplace
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven, pantry cupboard and white goods which are included in the sale
- Three double bedrooms
- Study room
- Utility room with additional storage units
- Family bathroom fitted with three-piece suite and mains shower over bath
- Fully floored attic
- Gas central heating and double glazing
- South facing back garden
- Residents permit parking

Council Tax Band: E

Tenure: Freehold



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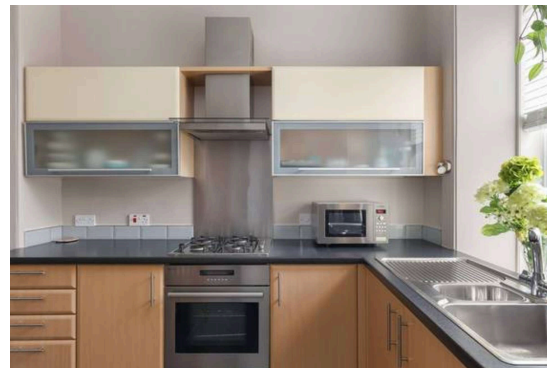
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EPC D



Upper Flat

Blair Cadell are delighted to bring to the market this rarely available end-terrace upper colony flat, located within the highly sought-after Shandon Colonies. Offering exceptional character and significant development potential, including the opportunity to extend into the attic (subject to the relevant planning consents), this charming home must be viewed to be fully appreciated.

The accommodation is accessed via a welcoming hallway, which also provides access to the fully floored attic, presenting an excellent development opportunity. The beautiful bay-windowed lounge is a standout feature, boasting ornate cornicing, an elegant centre rose, traditional sash and case windows, and a warm gas fireplace—creating a perfect space for relaxation. Just off the lounge is a versatile study, ideal for home working or use as a guest bedroom. The kitchen/diner is well proportioned and fitted with a range of wall and floor-mounted units, a gas hob, electric oven, and included appliances, along with the added benefit of a large pantry cupboard providing excellent storage. There are three generous double bedrooms, all benefiting from double-glazed windows and fitted blinds. A useful utility room offers further storage and hanging space, while the family bathroom is fitted with a three-piece suite and a mains shower over the bath. Externally, the property enjoys a beautifully maintained, south-facing rear garden, featuring mature flower beds and a particularly useful coal store, which has been professionally floored and provides excellent additional storage. Further benefits include gas central heating throughout and residents' on-street parking.

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 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.

Viewing by appointment on 0131 337 1800

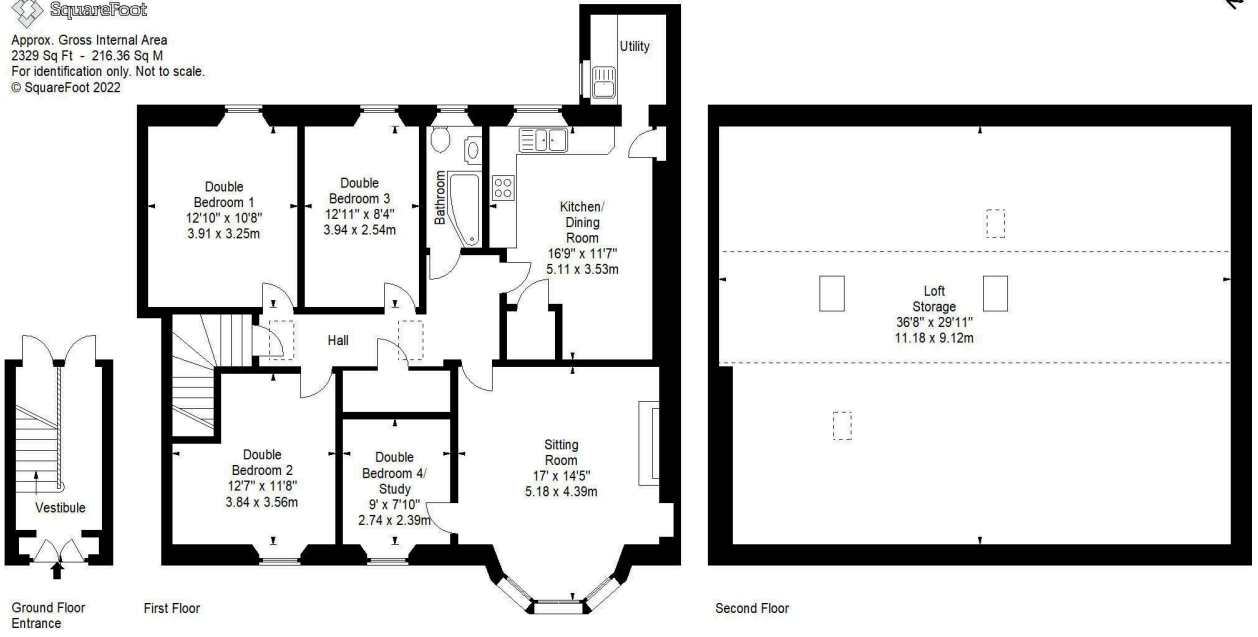




Hollybank Terrace,
Edinburgh, EH11 1SP



Approx. Gross Internal Area
2329 Sq Ft - 216.36 Sq M
For identification only. Not to scale.
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