



6 Alderbank Terrace
SHANDON | EDINBURGH | EH11 1SX


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This beautifully presented traditional lower colony flat combines a stylish interior with private front and rear gardens. Situated in a quiet cul-de-sac, the property forms part of the highly sought-after Shaftesbury Park Colonies within the Shandon Conservation Area.

At the heart of the home is an attractive open-plan kitchen and living room, with a bay window providing plenty of natural light. Period features, including an Edinburgh press, fireplace, cornicing and traditional shutters, add character to the space. The fitted kitchen includes a gas hob, oven, extractor fan, fridge and freezer. Both bedrooms are well proportioned and retain further period details, including an Edinburgh press, window seat and fireplace. The bathroom features a traditional bath with a rainfall shower above, together with a heated towel rail. A separate utility room provides useful additional storage and laundry space. Outside, the private front and rear gardens include a lawn, decked seating area, raised planting bed and garden shed.

- Attractive two-bedroom lower colony flat
- Open plan kitchen/living room
- Front and rear gardens with shed for storage
- Two well-proportioned bedrooms
- Stylish bathroom with waterfall shower over Victorian bath
- New gas boiler
- Utility room / office space
- On-street parking

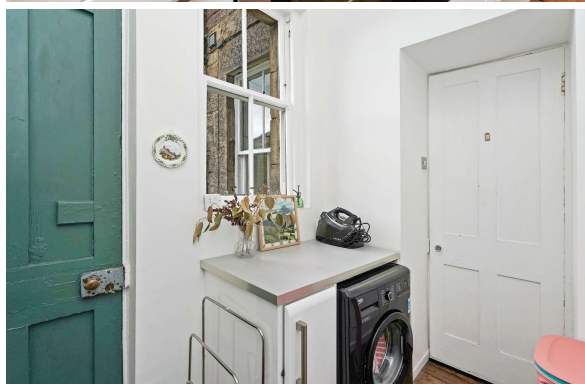
Energy rating D. Council Tax band D

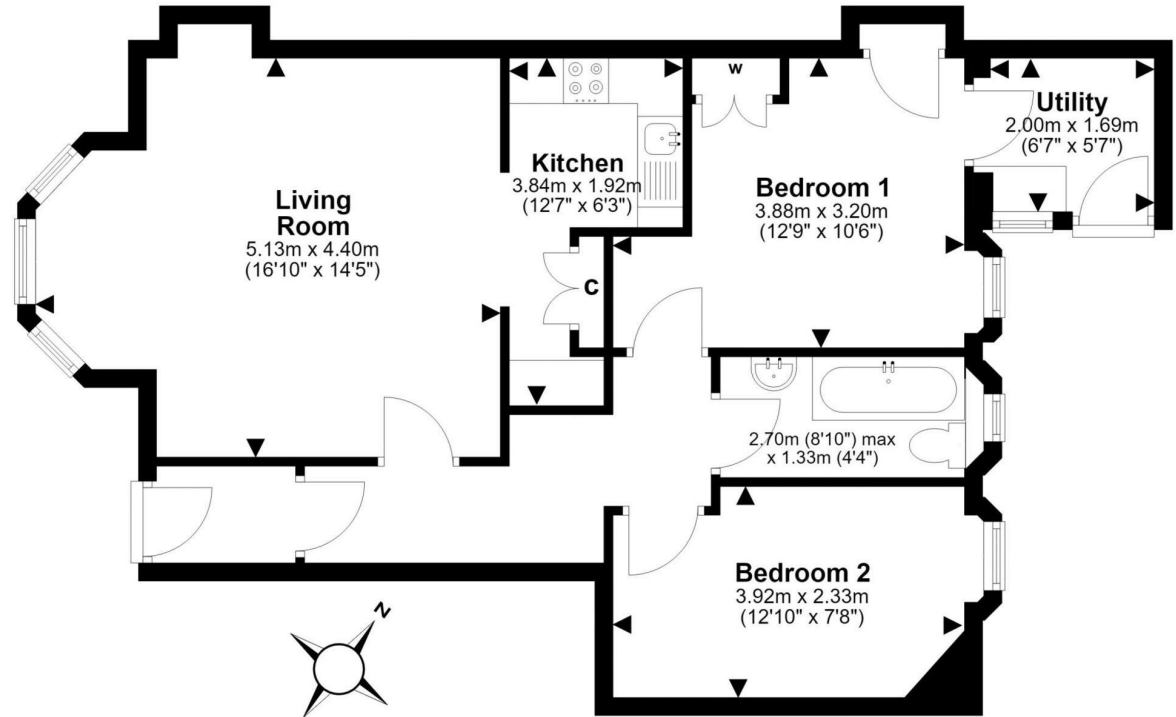
Included in the sale will be the washing machine, fridge freezer, and lawn mower. Items of furniture may be available by separate negotiation.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Shandon is a highly sought-after residential area, conveniently located next to Polwarth and Craiglockhart. The property is approximately a three-minute walk from leafy Harrison Park, which offers children's play areas, football pitches and attractive tree-lined walkways. The park borders the Union Canal, providing a popular walking and cycling route towards Edinburgh city centre. A good range of local amenities is available nearby, including Margiotta Food & Wine, hairdressers, a florist, veterinary services, coffee shops and takeaway restaurants. Gio's Italian restaurant is also within easy reach, while Fountain Park offers further leisure facilities, including a cinema and Nuffield Health gym. Families have access to several nurseries in the surrounding area, as well as local schools, including Craiglockhart Primary School and George Watson's College. Edinburgh Napier University and the University of Edinburgh are also readily accessible. The city centre can be reached easily by regular bus services. The Edinburgh City Bypass and wider motorway network are within convenient reach, while Haymarket railway station is a short journey away.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.