

**26 Almondbank Terrace
Edinburgh EH11 1SS**

Offers Over £280,000

- Charming 1 bed lower colony
- Sought after location
- Bay windowed lounge
- Double bedroom with built in storage
- Spacious kitchen
- Utility
- Family bathroom with three piece suite and mains shower
- Private gardens and on street permit parking

Council Tax Band: D

Tenure: Freehold

Shared Ownership: N



Charming 1 bed lower colony

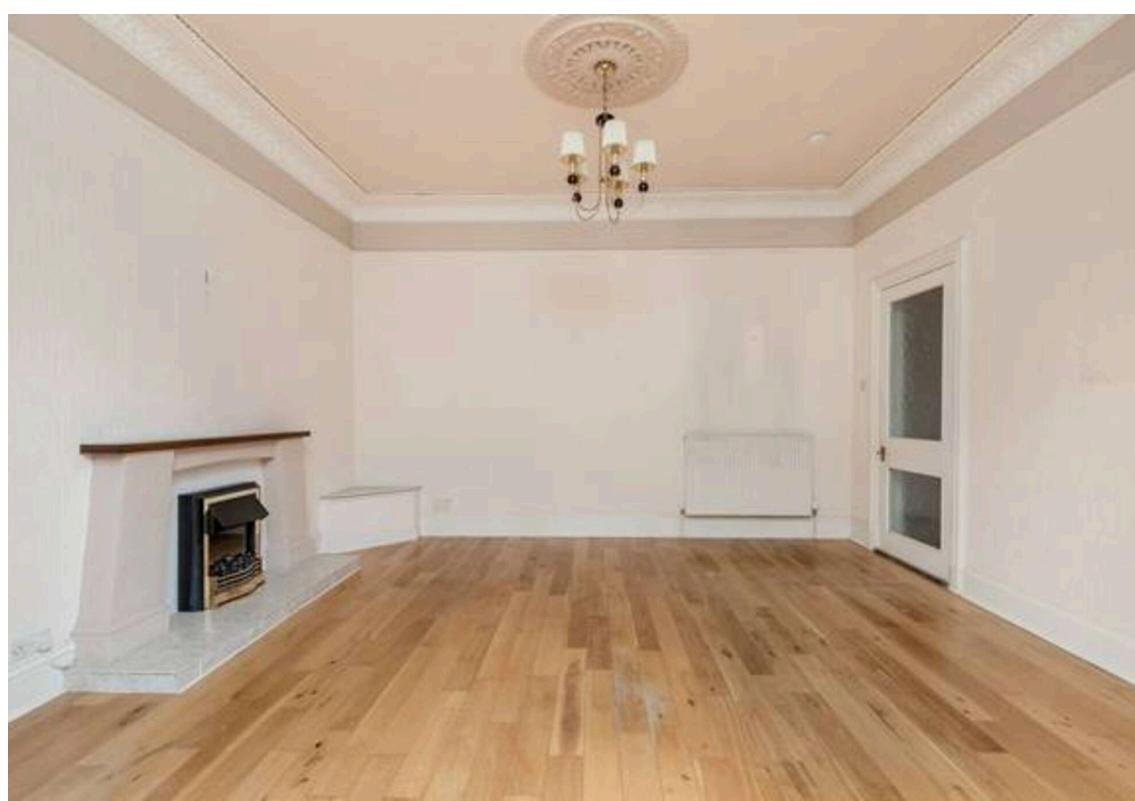
26 Almondbank Terrace is a charming 1 bed lower colony, situated within the highly desirable Shandon colonies. This property offers a fantastic blend of peaceful residential living whilst in close proximity to excellent amenities. Although some modernisation is required, it presents a great opportunity for a new owner to transform the property into a stylish home within a sought-after location.

A welcoming entrance vestibule leads into a central hallway. The bright, bay windowed lounge boasts attractive original period details, including ornate cornicing, an elegant centre rose, and an Edinburgh press, with a fireplace adding warmth and character. The well equipped kitchen offers ample wall and floor storage, along with an electric oven and gas hob. A generous double bedroom features built-in wardrobes, while a practical utility room provides direct access to the rear garden. The bathroom is fitted with a three-piece suite and mains shower over the bath. Further benefits include gas central heating and private gardens to both front and rear, with residents' on-street parking available.

Please note: no warranties are given in respect of the systems.

Located just 1.5 miles from Edinburgh city centre, Shandon is a highly desirable neighbourhood. Residents enjoy access to excellent outdoor spaces, including the scenic Union Canal and the much-loved Harrison Park ideal for walking, cycling, and family outings. Nearby Craiglockhart Sports & Tennis Centre offers extensive leisure facilities, while Fountain Park Leisure Complex provides entertainment with a cinema, gym, and a variety of restaurants. Shandon is exceptionally well-served for everyday needs, offering a great selection of nearby shops including Margiotta, a 24-hour ASDA, Sainsbury's, Lidl, Aldi, and the Edinburgh West Retail Park. The area also enjoys excellent transport connections, with numerous bus services providing easy access to the city centre and Haymarket, where local train and tram links are available. In addition, the city bypass is conveniently close, ensuring quick and straightforward travel around Edinburgh and beyond.

Viewing By appointment 0131 337 1800

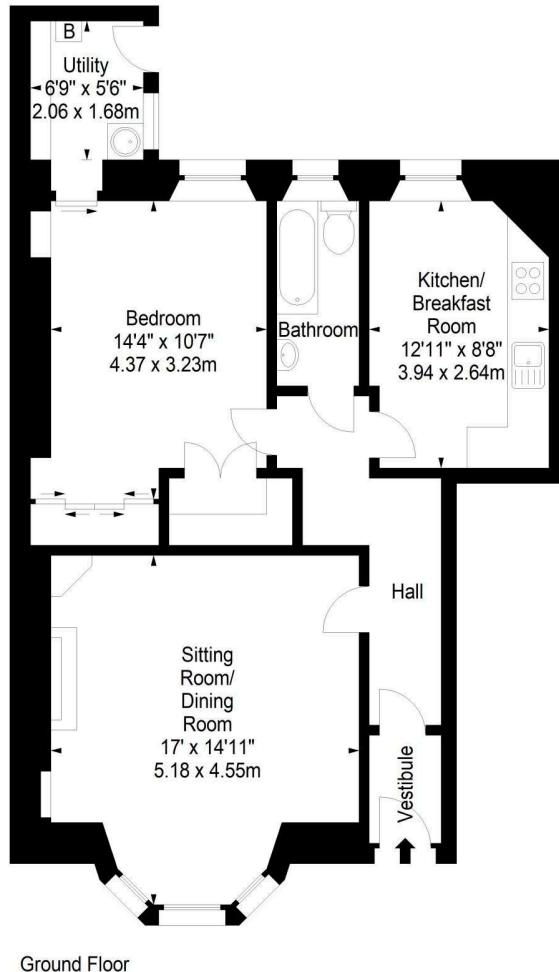




Almondbank Terrace,
Edinburgh,
Midlothian, EH11 1SS



Approx. Gross Internal Area
740 Sq Ft - 68.75 Sq M
For identification only. Not to scale.
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