










Offers Over
£515,000

12 Almondbank Terrace

Shandon | Edinburgh | EH11 1SR

A well presented four bedroom main door double upper colony, located within the ever popular Shandon district, close to excellent local amenities, transport links and green spaces. With bright and generously proportioned accommodation over two levels, the property also benefits from private gardens, offering an appealing home for a wide range of purchasers including families and professionals.

-  4 bedrooms
-  1 public room
-  2 bathrooms
-  Front and rear gardens
-  Permit/meter parking
-  EPC rating – D
-  Council tax band - E



Description

From the private main door, a staircase rises to the first floor, where the attractive bay windowed lounge sits to the right, featuring a charming wood burning stove and a range of period features including a ceiling rose, decorative corning, and an Edinburgh press. To the rear, the stylish dining kitchen is fitted with sleek white wall and base units, wooden worktops, and subway style splashback tiling, complemented by a pantry cupboard and a separate utility room offering additional storage and a traditional pulley. There are two double bedrooms, one of which is currently utilised as a home office, and a contemporary bathroom fitted with a white suite, shower over the bath, and a heated towel rail.

Carpeted stairs lead to the upper landing, which enjoys excellent natural light from Velux windows and provides access to useful eaves storage. There are two further double bedrooms, both benefiting from fitted storage within the eaves and Velux windows, while the principal bedroom also features a built in wardrobe and an en-suite bathroom with a shower over the bath. The property is further enhanced by gas central heating and double glazing throughout.



Extras

Included in the sale will be the induction hob and electric oven, washing machine, tumble dryer, integrated fridge/freezer and dishwasher, bike store, and white freestanding wardrobe (wall secured) in bedroom two.

Gardens and Parking

The property is entered via a gated, paved front garden, while to the rear there is a low maintenance garden featuring astro turf, raised flower beds, and a patio area. A shared ground floor hall, used by just one other property, provides access to the rear garden and incorporates a useful storage cupboard. On street parking is available by way of a combination of permit and metered bays.

Viewing

By appointment through Neilsons (0131 625 2222).





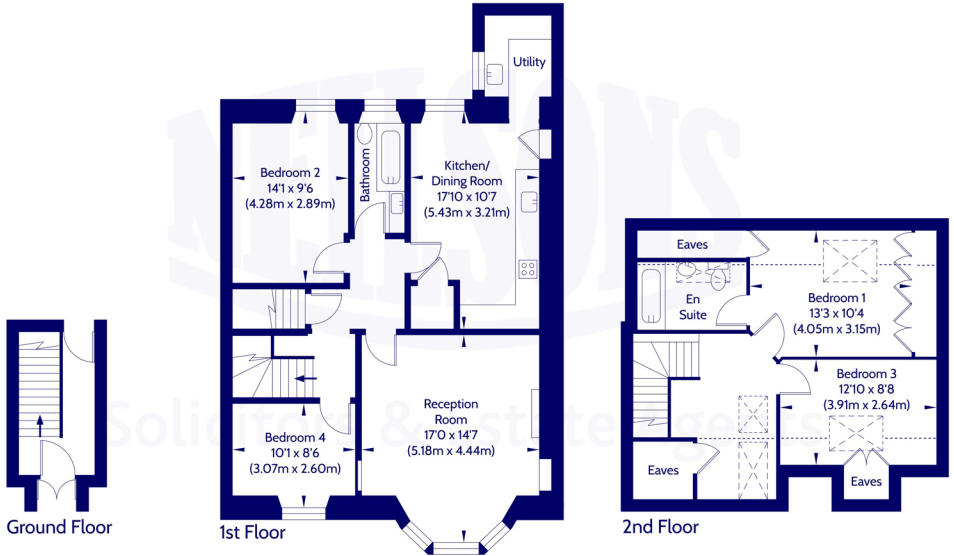
Location

Shandon is an extremely popular and sought after district to the west of the city centre. The area is well served by local specialist retailers for day to day needs together with a choice of supermarkets nearby. The public transport system links the area with the city centre and surrounding districts, and Slateford Railway Station is close at hand. Good schooling at all levels is provided locally including some of Edinburgh's renowned Merchant schools. Leisure and recreational facilities include Harrison Park, the Union Canal, Craiglockhart Tennis and Sports Centre, Fountain Park Leisure Complex which has a range of restaurants, cinema and a Nuffield health centre, together with ease of access to the city's world famous galleries, cinemas, theatres and museums.





Approx. Gross Internal Floor Area 135 Sq M / 1455 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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