



GARDEN STIRLING BURNET

47 ALMONDBANK TERRACE
SHANDON, EDINBURGH, EH11 1SR



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This two-bedroom lower villa is a beautiful period home enjoying a desirable city address in the Shandon Conservation Area. The inviting property pairs classical features with stylish modern upgrades, while further benefiting from a sunny enclosed garden, a large basement for storage, and regulated on-street parking. Its generous proportions and versatility are ideal for family life or professionals requiring space to work from home. A path through a gated front garden leads to the front door, opening into a vestibule and adjoining hall with storage and a ceiling-mounted clothes pulley. The hall introduces the tasteful finish to follow, with softly toned décor and honey-coloured wood flooring flowing into the living room. Illuminated by a wide bay window with working shutters overlooking the leafy front garden, the reception room retains elegant Victorian charm through intricate corning, a ceiling rose, an Edinburgh Press, and a tiled fireplace. Located to the southwest-facing rear is a generous kitchen fitted with wood-toned cabinets and subway tiling alongside ample workspace and room for seated dining. Integrated appliances include a double oven, five-ring gas hob, and dishwasher. Additionally, there is an undercounter washing machine, along with a tall fridge/freezer housed in an open utility cupboard.

FEATURES

- Charming period home in the Shandon Conservation Area
- Spacious and versatile Victorian lower villa
- Entrance vestibule and hall with storage
- Elegant living room with shuttered bay window
- Southwest-facing dining kitchen
- Two rear-facing double bedrooms with working shutters
- Versatile room/nursery/home office with garden access
- Bright bathroom with rainfall shower-over-bath
- Large basement for valuable extra storage
- Gated front garden and secure southwest-facing rear garden with shed
- Regulated on-street parking (CPZ S5)
- Gas central heating





The two bedrooms all enjoy peaceful rear-facing positions. The principal bedroom features original cornicing and pine flooring, whilst the second bedroom enjoys comfortable carpeting, with both rooms benefiting from working shutters. The versatile room/nursery/home office provides direct garden access. Completing the accommodation is a bright bathroom with traditional-inspired styling, subway tiling, and a rainfall shower-over-bath. Gas central heating serves the home.

Outside, the property enjoys a neatly paved front garden and a secure southwest-facing rear garden with a lawn, decked seating area, and a shed. On-street parking is regulated under Controlled Parking Zone S5, prioritising local residents.

Extras: All fitted flooring, window coverings, light fixtures, and appliances are included in the sale.







Shandon, Edinburgh

Lying approximately one and a half miles south west of Edinburgh city centre, the popular residential district of Shandon is characterised by its leafy streets, appealing traditional tenements and open green spaces. Steeped in history, Shandon is home to a conservation area and St Michael's, one of Edinburgh's finest 19th century churches. With no shortage of outdoor pursuits right on their doorstep, residents of Shandon can take a relaxed stroll in tranquil Harrison Park or cycle along the picturesque Union Canal into the city centre. Shandon is well served by a range of local amenities, with more extensive shopping facilities in neighbouring Gorgie. Furthermore, bustling Morningside Road, with its charming selection of independent retailers and thriving café culture, is just a short walk away. Shandon is located just minutes from the Fountain Park leisure complex, where you will find a multi-screen cinema, bowling alley, gym, various family restaurants, and pubs under one roof. Shandon is within the catchment area for excellent state schools, and the area is also well placed for some of the capital's finest private schools, particularly the Edinburgh Rudolf Steiner School and George Watson's College. Popular with young professionals thanks to its close proximity to the city centre, Shandon enjoys superb public transport links across the capital, as well as swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.







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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

