

## 42 Almondbank Terrace Edinburgh EH11 1SR

**Offers Over £340,000**

- Beautiful lower Colony flat
- Entrance vestibule leading to spacious hallway
- Lounge/diner providing direct access to the garden, access to underfloor cellar.
- Gallery style kitchen with wall and floor mounted storage, electric oven and hob
- Two bedrooms, master with bay window
- Luxurious shower room with rain water shower
- Private front and rear gardens

**Council Tax Band: D**

**Tenure: Freehold**

**Annual Service Charge: N**

**Shared Ownership: N**



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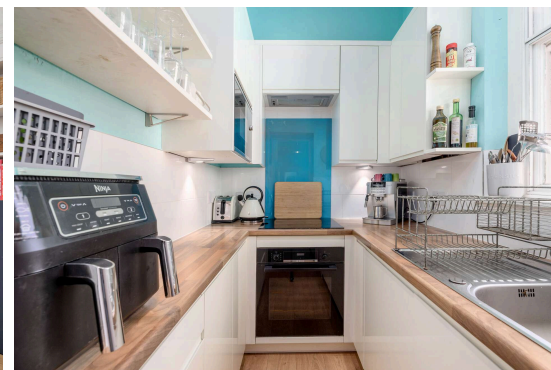
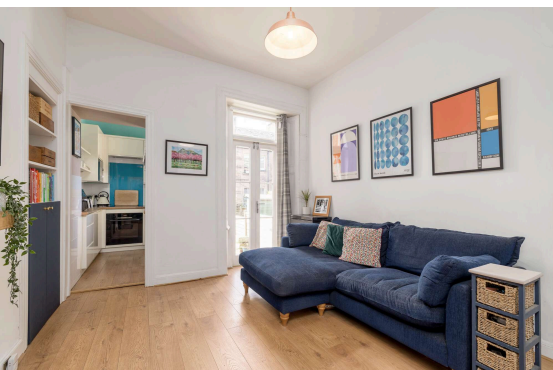
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EPC D





## Lower Colony Flat

Blair Cadell are delighted to bring to market this beautifully presented two bedroomed lower Colony situated in the highly sought after Shandon Conservation area. In true turn-key condition, this charming property is sure to appeal to a wide range of buyers, and early viewing is highly recommended.

The property features a welcoming entrance vestibule leading into a spacious hallway. To the rear, you'll find a bright and airy lounge/diner, complete with patio doors providing direct access to the garden, the cast iron fireplace with a wood-burning stove adds a cosy focal point, convenient access to an underfloor cellar. The galley-style kitchen offers a practical layout, equipped with a range of wall and floor-mounted units, an electric oven, and hob. The generous master bedroom boasts a bay window with working shutters, elegant ornate cornicing, a decorative ceiling rose, and a large built-in storage cupboard. The second bedroom provides additional flexible accommodation. The luxurious shower room features a walk-in shower with a rainwater shower.

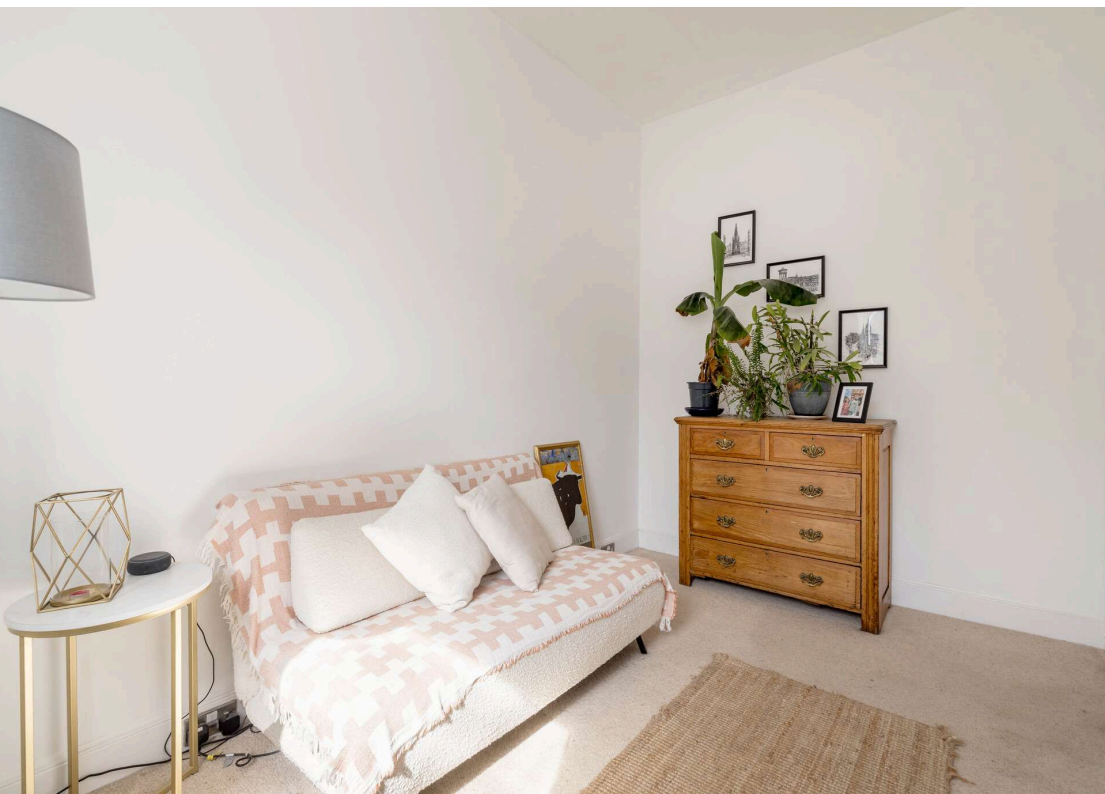
Further benefits include gas central heating, secondary glazing, a private front garden, and a delightful West-facing rear garden perfect for enjoying sunny days.

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, Boroughmuir 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 0131 337 1800**





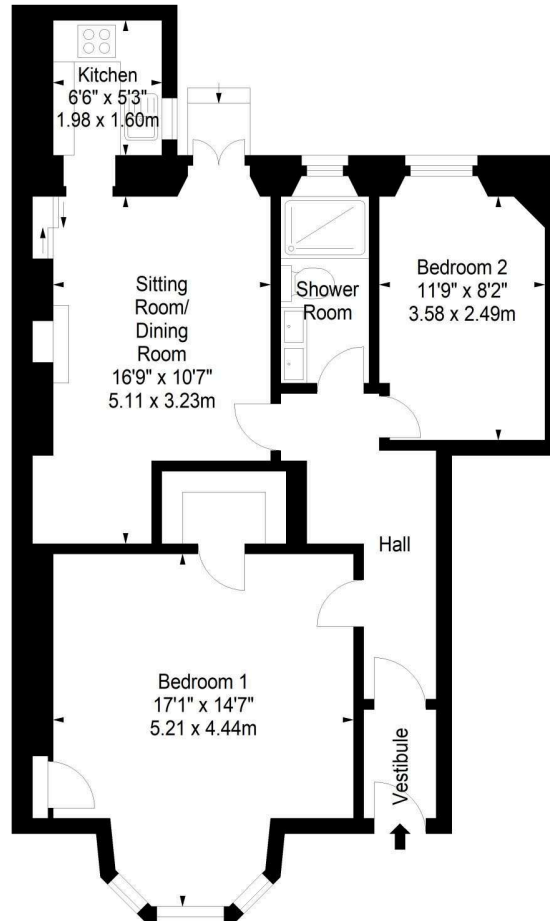




Almondbank Terrace,  
Edinburgh,  
Midlothian, EH11 1SR



Approx. Gross Internal Area  
718 Sq Ft - 66.70 Sq M  
For identification only. Not to scale.  
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Ground Floor



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