

## 7 Almondbank Terrace Edinburgh EH11 1SR

**Fixed Price £315,000**

- Bay window lounge featuring ornate cornice
- Stylish kitchen/diner fitted with a range of floor and wall mounted units, induction hob and electric oven and integrated appliances
- Double bedroom
- Shower room fitted with two-piece suite and mains walk in shower
- Utility room
- Gas central heating
- Private gardens to front and rear
- Residents permit parking

**Council Tax Band: D**

**Tenure: Freehold**

**Annual Service Charge: £0**

**Shared Ownership: N**



2



1



1



EPC C





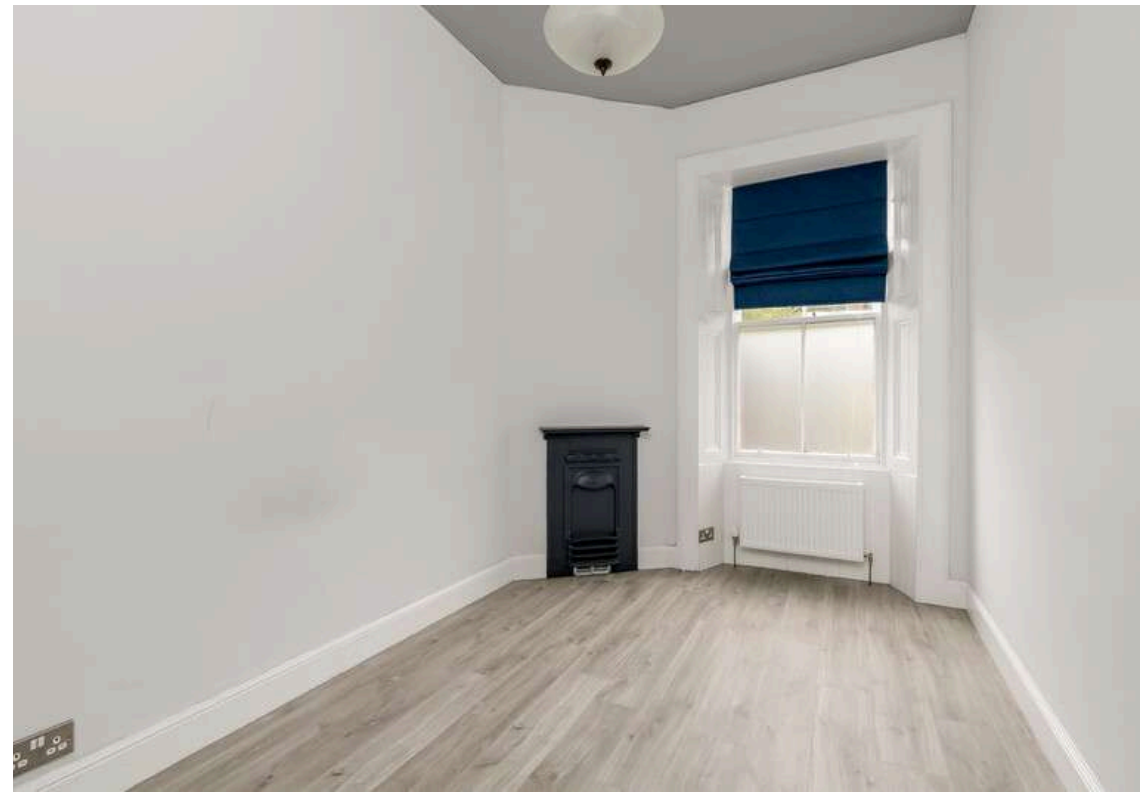
## Lower Flat

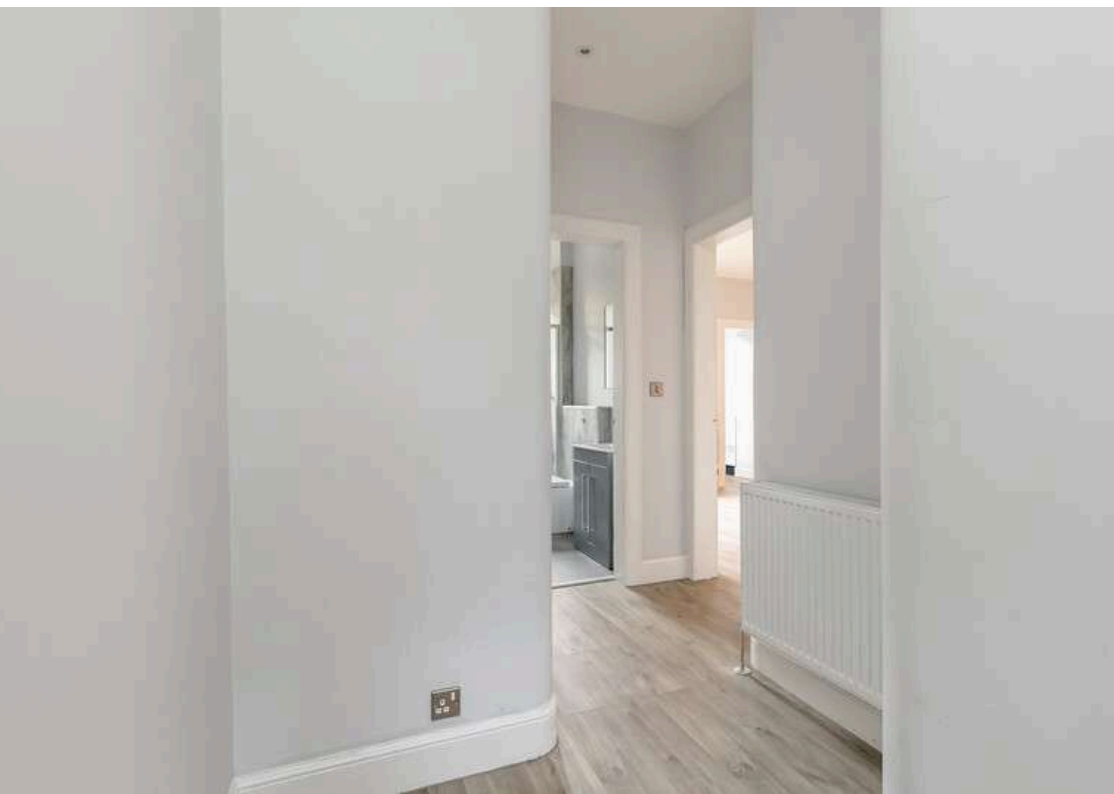
Blair Cadell are delighted to bring to market this lovely example of a traditional lower colony flat that forms part of the Shandon Conservation Area. The property retains many fine original period features such as beautiful ornate cornicing and would be perfect for a first time buyer or someone looking to downsize.

The accommodation which is in walk-in condition throughout consists of an entrance vestibule, hallway with hard wearing composite wood floors and storage space, charming bay windowed living room featuring ornate cornice making it the perfect place for evening relaxing. A superb stylish kitchen that has an induction hob and electric oven, a range of floor and wall mounted units, integrated appliances and white goods which are included in the sale. There is a large double bedroom and a utility room off the kitchen with additional storage units. A stylish shower room fitted with a two-piece suite and mains shower walk in shower. Gas central heating throughout for maximum efficiency. Lovely private gardens to both the front and rear of the property with the rear being paved for easy maintenance. Residents on-street parking.\*No warranties for systems or appliances\*

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 on 0131 337 1800**



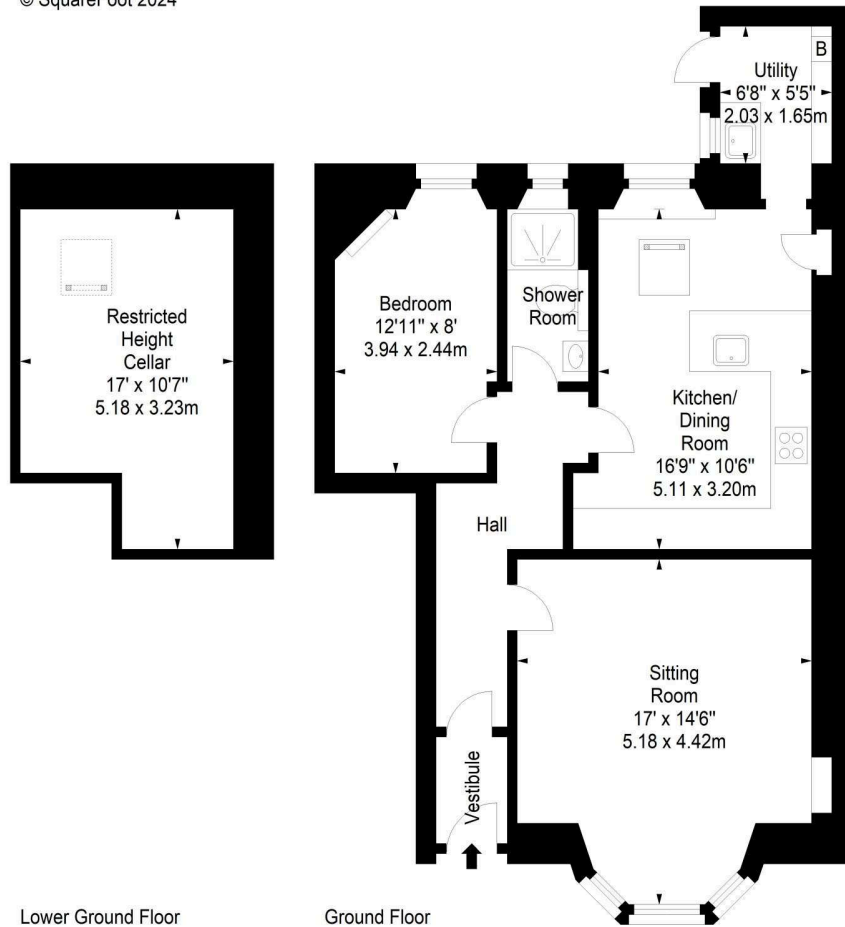




**Almondbank Terrace,  
Edinburgh,  
Midlothian, EH11 1SR**



Approx. Gross Internal Area  
716 Sq Ft - 66.52 Sq M  
Restricted Height Cellar  
Approx. Gross Internal Area  
157 Sq Ft - 14.59 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
Tel: 0131 337 1800  
Fax: 0131 337 1118

DX ED 92, Edinburgh  
E-mail: [property@blaircadell.com](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)



rightmove

OnTheMarket

**BlairCadell**  
solicitors + estate agents