NEILSONS

Solicitors & Estate Agents

Offers Over

£325,000

23 Alderbank Terrace

Shandon | Edinburgh | EH11 1TA

A fantastic opportunity has arisen to purchase this impressive, beautifully presented main door lower villa brought to the market in true move-in condition, situated within a quiet cul-de-sac setting in the highly sought-after Shandon Colonies Conservation Area, within easy reach of the delightful open space of Harrison Park, many local amenities and transport links.

- 1 Bedroom
- 2 Public rooms
- 1 Bathroom
- Private gardens to front and rear
- EPC rating - C
- Council tax band – D

Description

The property which benefits from lovely period features throughout, including working shutters and ornate cornicing, in brief comprises: entrance vestibule with decorative tilework, leading to welcoming hallway; fantastic sized reception room which could also be utilised as a bedroom, and benefits from a beautiful bay-window pleasantly overlooking the front garden; attractive modern fitted kitchen with hardwood worktop, open plan to spacious dining/family area and sizeable storage cupboard; adjoining is a useful utility room providing direct access to the private rear garden; light and airy double bedroom quietly situated to the rear; and stylish bathroom with three-piece suite and shower over bath.

Extras

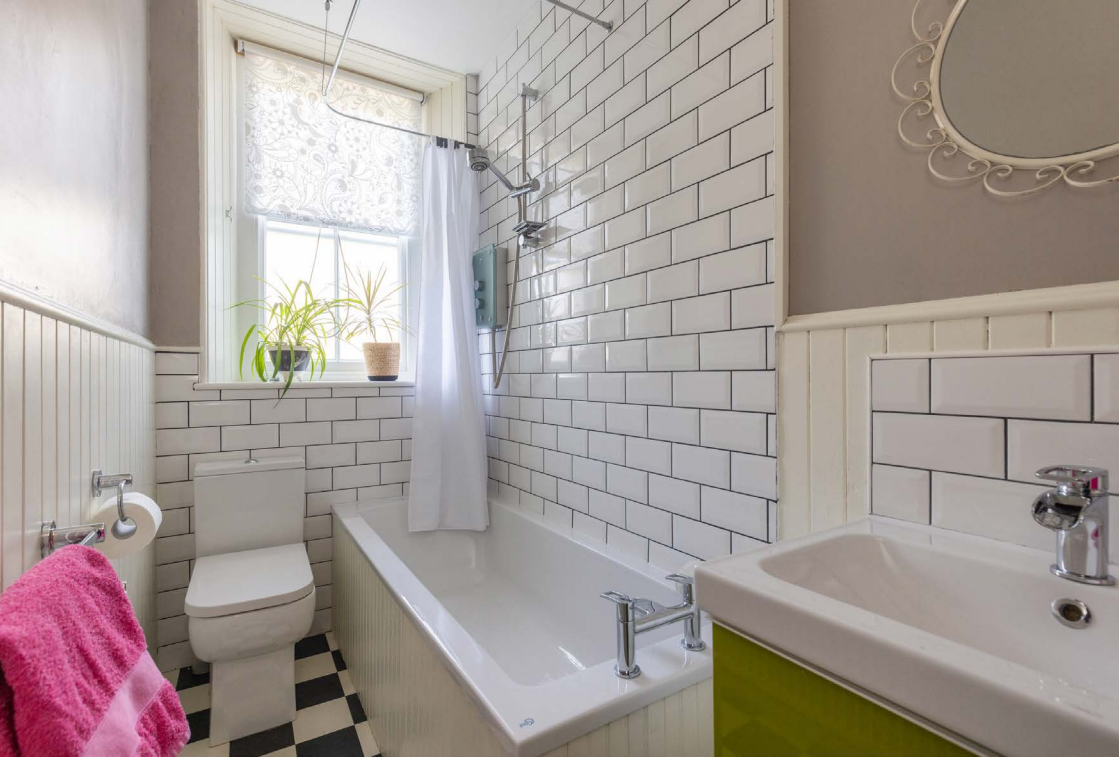
All fitted floor coverings and window blinds will be included in the sale together with the integrated oven/hob, fridge/freezer, and integrated dishwasher; along with useful garden shed. N.B the washing machine will be sold as seen with no guarantees.

Gardens & Parking

To the front of the property there is a beautifully maintained private garden with path leading to the front door. To the rear, the private garden is fully enclosed with paved seating area, mature planting and has been well maintained. Permit/metered parking can be found to the front and surrounding area.

Viewing

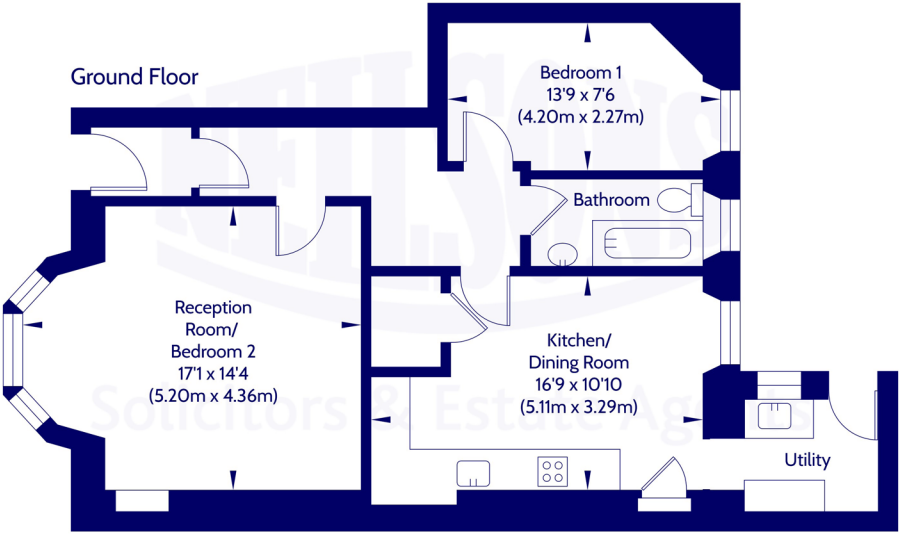
By appointment through Neilsons (0131 625 2222).



Location

Shandon and neighbouring Polwarth are highly sought after residential districts lying to the Southwest of the City Centre, Leisure wise the choice is excellent and includes several bars and restaurants, with further facilities to be found at the impressive Fountain Park Leisure Complex and exceptional shopping facilities at nearby Bruntsfield. Harrison Park and the scenic walkways of the Union Canal provide further leisure opportunities. Edinburgh's West End and Princes Street are within close proximity and offer various entertainment facilities including theatres, cinemas, restaurants, bars, sports facilities and health clubs. Good local convenience shopping and schools are within walking distance. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport, Haymarket railway station is a short journey away.

Approx. Gross Internal Floor Area 67 Sq M / 717 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.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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