



18 Alderbank Terrace, Edinburgh, EH11 1SX

Immaculately Presented Two-Bedroom, Victorian Colony-style Flat with Private Gardens

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Property Description

Immaculately presented two-bedroom traditional Victorian colony-style flat, offering stylish accommodation and private gardens. Set within the highly sought-after Shandon area, conveniently located just a short distance from Edinburgh City Centre and excellent local amenities.

A rarely available property, finished to an exceptional standard with high-quality fixtures and tasteful décor throughout.

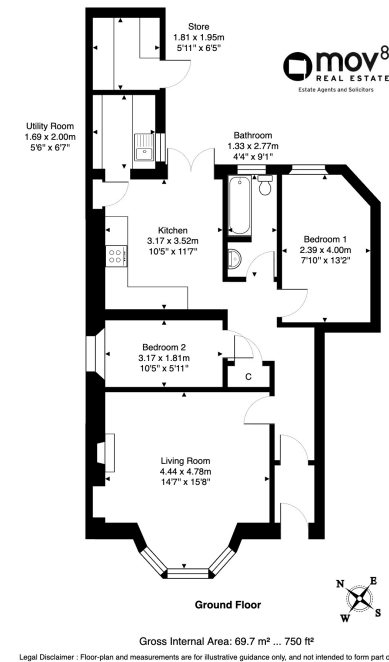
The accommodation comprises an entrance hall, bright living room, spacious dining kitchen, double bedroom, single bedroom, family bathroom and a practical utility room. Highlights include a contemporary fitted kitchen, a stylish modern bathroom suite, and quality flooring throughout the home.

Further benefits include gas central heating, double glazing, contemporary lighting, excellent storage and neutral décor throughout. Externally, the property enjoys an enclosed private patio garden with a variety of mature shrubs, together with residents' parking.

Upon entering, this beautiful property welcomes you with modern finishes throughout. The hallway provides access to all rooms, creating a seamless and functional living space. The living room is finished with contemporary flooring and features a charming decorative fireplace, creating a warm and comfortable environment, while the bay window allows plenty of natural light to flood the space. The kitchen/dining room is situated to the rear of the property and continues the tiled flooring from the hallway. It is finished with contemporary worktops, a tiled splashback, an integrated oven, and a gas hob with a canopy extractor above.

Just off the kitchen is a convenient utility room, matching the kitchen with fitted units, an integrated dishwasher and a stainless steel sink with drainer, while also providing space for a washing machine. This area offers further access to the garden, making it an ideal space when entertaining guests. Both bedrooms have been finished to a modern standard with matching wood-effect flooring and light décor, with the main bedroom also offering additional space for freestanding furniture. Completing the property is the stylish bathroom, finished with a contemporary three-piece suite and a shower over the bath.

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Area Description

Shandon is a well-established suburb located to the west of Edinburgh city centre. The area is served by several local shops, with larger supermarkets nearby including Sainsbury's at Gorgie and Longstone, Aldi and Lidl close by, and a 24-hour ASDA at Chesser. Outdoor leisure options abound, with the expansive Harrison Park and the Union Canal offering pleasant walking and cycling routes into the city centre. Other nearby green spaces and recreational facilities include Colinton Dell, the Water of Leith, Nuffield Health Club, Craiglockhart Sports Centre, and the Corn Exchange

Leisure Village. Highly-regarded schools such as Craiglockhart Primary School, just a short walk away, serve the community. Many of Edinburgh's attractions, businesses, and educational institutions are easily accessible on foot, along with Haymarket Station, which provides tram and rail connections for onward travel. Regular bus services run from Slateford Road and Polwarth Gardens, ensuring good public transport links.





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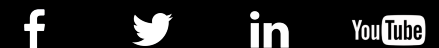
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