



**10 Hollybank Terrace, Shandon,
Edinburgh, EH11 1SW**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

CHARMING AND BEAUTIFULLY PRESENTED

ONE BEDROOM, MAIN DOOR, LOWER COLONY



A charming and beautifully presented, one bedroom, main door, lower villa, which has been meticulously well maintained and improved by its present owners. The work includes the formation of French doors from the dining kitchen to the garden, together with a stylish new kitchen and bathroom. The décor has been carefully chosen complementing the sanded and polished wooden flooring and the herringbone wood effect floor in the dining kitchen. It has many attractive features, including working shutters, deep skirtings and cornice work, panelled window surrounds and doors. The sitting room is stunning, with a bay window and wooden feature fireplace, with enclosed flame effect fire and slate hearth. The fantastic dining kitchen has ample quality, grey units at wall and floor level, together with complementary works tops. There is a large double bedroom, a study, currently used as a nursery, and a recently refurbished bathroom, with shower. There are easily maintained gardens to both the front and the rear. It occupies a superb location in the heart of popular Shandon, walking distance from Harrison Park and the Canal, close to excellent amenities and forms part of a sought after, well-established residential area. The city centre with its many attractions can be reached quickly by public transport and there are good road links to the airport.

- Vestibule
- Hall
- Sitting room
- Dining kitchen
- One double bedroom
- Study/nursery bedroom
- Bathroom (white suite and shower)
- Gas central heating
- Excellent storage including underfloor space
- Private gardens to front and rear
- Permit zone and pay and display parking





SHANDON

The property is located in the popular area of Shandon, which lies a short distance to the south west of Edinburgh's city centre. There is a good range of local amenities within the vicinity including schools, shops and recreational facilities. Only a short distance from the property there is local specialist shopping, a bank, Post Office and restaurant. Further shopping including a Tesco supermarket at Colinton Mains, Sainsbury's at Murrayfield and Asda, Aldi and M & S Food at Chesser. Recreational facilities include Harrison Park, the Union Canal with direct access to the cycle network, Craiglockhart Sports Centre and Fountain Park with its multiplex cinema, bars and restaurants. There are good public schools in the area including Craiglockhart Primary School and Tynecastle Secondary. The property is only a short distance from Haymarket and Slateford train stations and regular public transport runs to and from the city centre. The city bypass is also easily accessible providing good links to the M8 and M9 motorway networks.



Extras

All fitted floor coverings, light fittings, blinds, gas hob, electric oven, extractor hood, dish washer, automatic washing machine, fridge and freezer and garden shed.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

D

Home Report Valuation

£300,000

EPC Rating

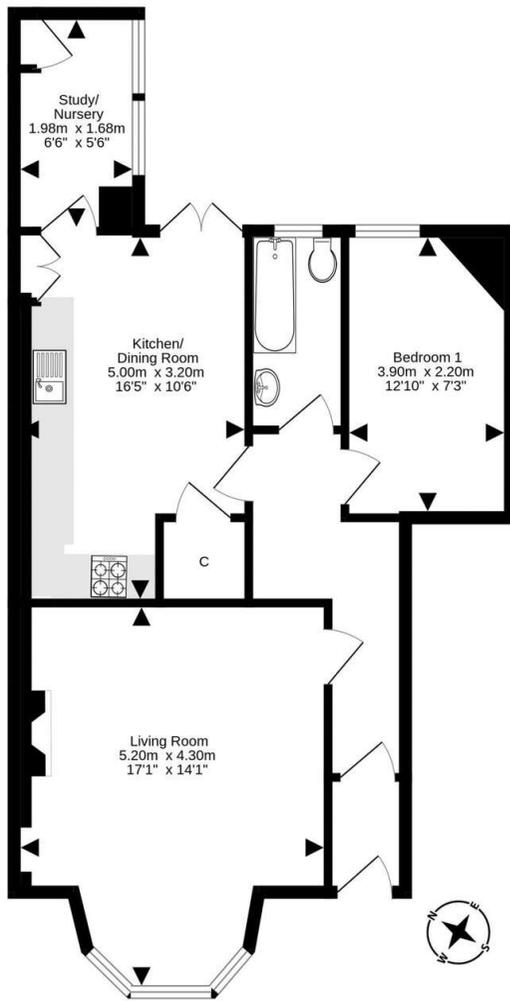
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TOTAL FLOOR AREA: 60.1 sq.m. (647 sq.ft.) approx.
 For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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