



**32 ALMONDBANK TERRACE
SLATEFORD
EDINBURGH
EH11 1SS**

**OFFERS AROUND
£310,000**



CONNELL & CONNELL WS
SOLICITORS AND ESTATE AGENTS

**BRIGHT AND SPACIOUS
DOUBLE UPPER FLAT
PROVIDING FLEXIBLE
FAMILY ACCOMMODATION
IN A POPULAR
RESIDENTIAL AREA CLOSE
TO THE CITY CENTRE**

**VIEWING:
SUNDAY 2 - 4 PM OR
TELEPHONE AGENTS
ON 0131 524 3800 FOR
AN APPOINTMENT**

The property is situated in quiet street in a popular residential area with good local shops and schools. There is unrestricted street parking and regular bus services running close by giving good access to all parts of the city. There is also easy access to the motorway network. George Watson's College and Napier University are situated close by and leisure facilities, within walking distance, include Harrison Park, public tennis courts and the Union Canal walkway.

Internally the property is in good decorative order and benefits from gas central heating, double glazing, stripped woodwork and period features.

There is a private and well maintained garden to the rear of the building.

Detached Accommodation:

Vestibule:

Double storm doors. Tiled floor. Glazed door to lower hall.

Lower Hall:

Dado rail. A door leads to a shared rear passageway with private storage cellar and access to the private rear garden. Carpeted staircase.

Hall:

Dado rail. Telephone point. Radiator. Stripped and varnished wooden floor. Carpeted staircase to top floor.

Lounge:

Bright and spacious lounge with bay window to front. Feature fireplace with wooden mantel, slate surround and hearth housing gas fire. Decorative cornice and rose. Picture rail. Display recess with storage cupboard below. Radiator. Carpet.

Dining Kitchen:

Spacious fitted dining kitchen with matching wall and base units. Ample work surfaces with stainless steel sink and drainer and tiled splash back. The gas cooker with double oven is included in the sale. Ample space for good sized dining table and chairs. Shelved Edinburgh wall press. Shelved pantry. Window to rear overlooking garden. Telephone point. Radiator. Vinyl floor tiles at kitchen area and stripped and varnished wooden floor at dining area.





Utility Room:

Base units with integrated double stainless steel sink. Storage cupboard. Window to side. Central heating boiler. Plumbed for washing machine and dishwasher. Vinyl floor tiles.

Bedroom 3:

Good sized double bedroom with window to rear overlooking the garden. Extensive built in wardrobes provide ample hanging space and shelving. Radiator. Carpet.



Bedroom 4:

Fourth bedroom with window to front. Built in cabin bed included in sale. Radiator. Carpet.

Bathroom:

Partly tiled family bathroom with three piece suite comprising bath with tap mixer shower, wash hand basin and WC. Frosted window to rear. Vinyl floor tiles.

Upper Floor:

Hall:

Telephone point. Eaves storage space. Velux window. Carpet.



Master Bedroom:

Large double bedroom with Velux window to rear with views to the Pentland Hills. Extensive built in wardrobes provide ample storage space. Eaves storage. Radiator. Carpet.

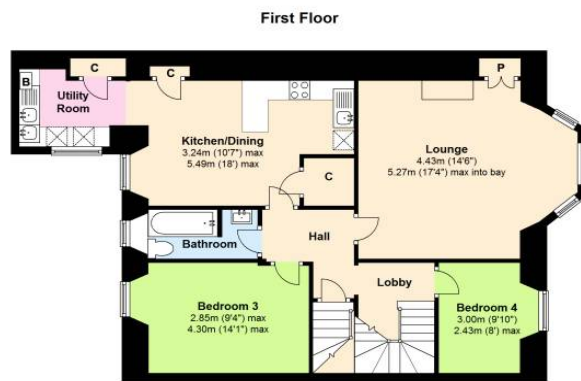
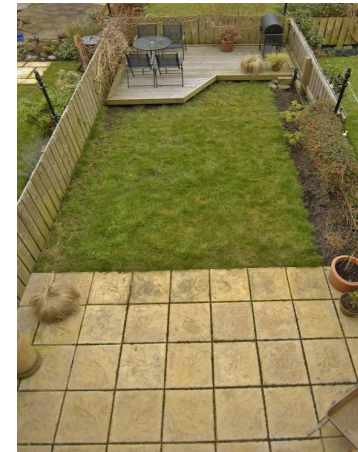
Bedroom 2:

Further large double bedroom with Velux window to rear. Eaves storage space. Shelving. Radiator. Carpet.



External:

A large storage cellar provides useful additional storage space. The rear garden is fully enclosed and features a patio, good sized lawn and a raised area of decking with space for garden furniture. The garden also features an attractive array of plants and shrubs.



Photographs and floor plan by J Murdoch Photographic Co. Ltd. 07850 092123

Energy Efficiency Rating: D

Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

