

**12 Ashley Terrace
Edinburgh EH11 1RF**

Offers Over £315,000

- Living/dining room
- Galley kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven, integrated appliances and white goods included
- Two double bedrooms with master featuring bay window and ornate cornice
- Family bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating
- Cellar storage
- Private gardens to front and rear
- On-street parking

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: £0

Shared Ownership: N



Garden & Ground Flat

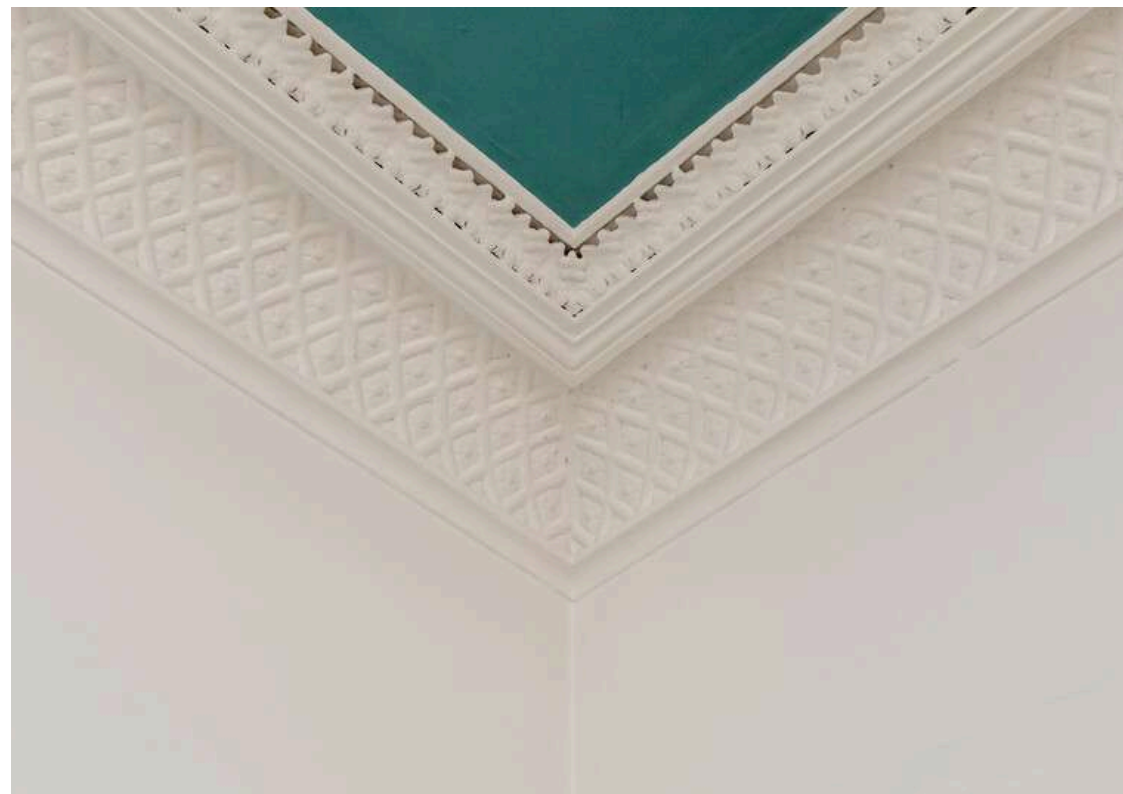
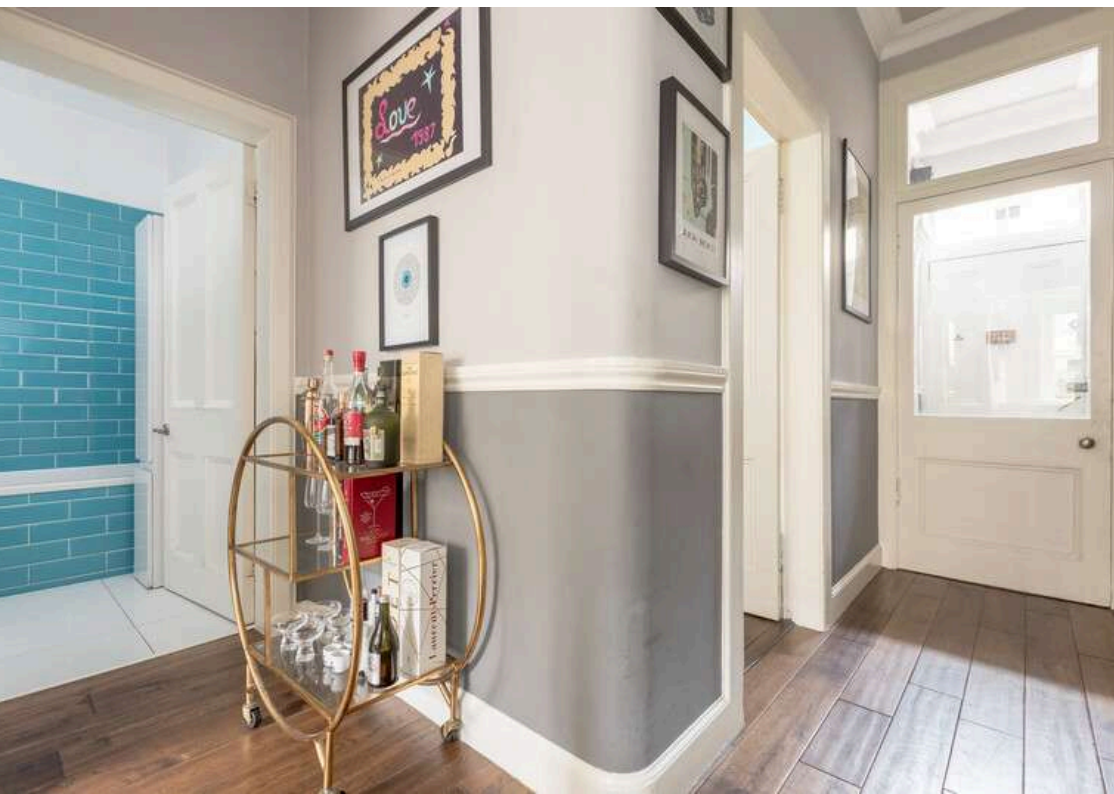
Blair Cadell are delighted to bring to market this lovely example of a traditional lower colony flat that forms part of the Shandon Conservation Area. The property retains many fine original period features such as beautiful ornate cornicing and would be perfect for a first time buyer or someone looking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

The accommodation which is in walk-in condition throughout consists of an entrance vestibule with original tiled floor, charming living/dining room that is the perfect place for hosting friends and family that also offers access to a large cellar providing plenty of useful storage space. A smart recently fitted galley kitchen with a gas hob and electric oven, a range of floor and wall mounted units, integrated appliances which are included in the sale. There is a beautiful bay window double bedroom featuring ornate cornice, with large wardrobes available by separate negotiation. A second double bedroom to the rear of the property with wardrobes included in the sale which is lovely and quiet. A stylish bathroom fitted with a three-piece suite and mains shower over the bath. Gas central heating throughout, lovely private gardens to both the front and rear of the property with the rear south facing garden patio area perfect for enjoying sunny evenings. Residents on-street parking.

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

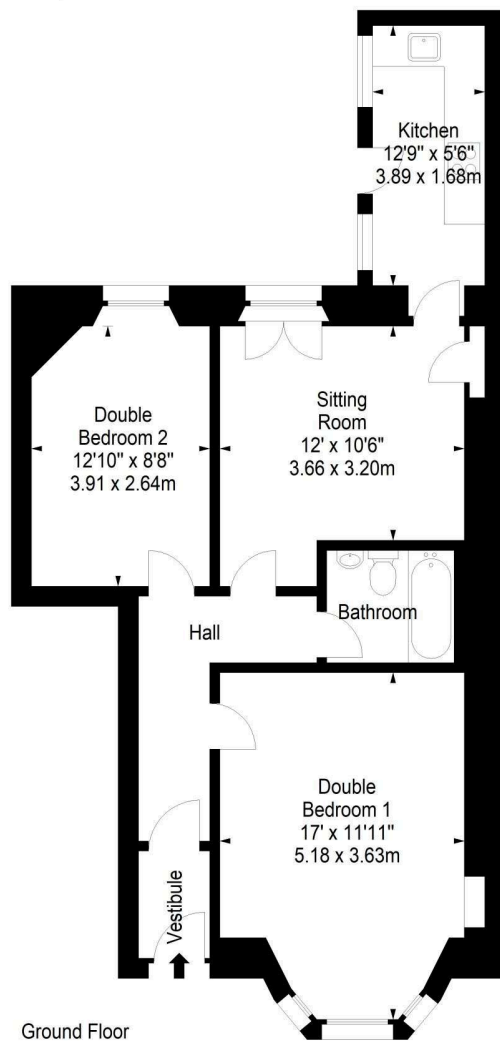




Ashley Terrace, EH11 1RE



Approx. Gross Internal Area
673 Sq Ft - 62.52 Sq M
For identification only. Not to scale.
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