

61/6 Ashley Terrace Edinburgh EH11 1RX

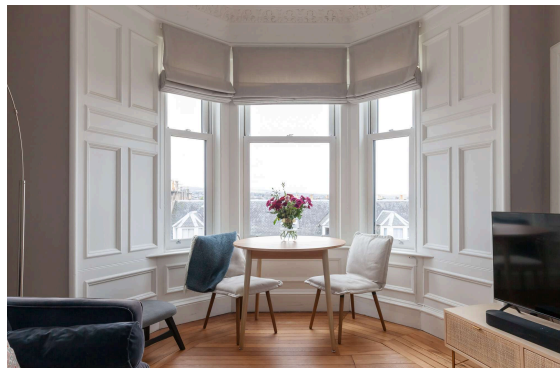
Offers Over £365,000

- Bay window lounge featuring open outlooks, ornate cornice and decorative fireplace
- Kitchen/diner fitted with a range of floor and wall mounted units, induction hob and electric oven and large pantry cupboard
- Two double bedrooms with master featuring ornate cornice and large wardrobes
- Bathroom fitted with three-piece suite and mains shower over the bath
- Utility room
- Box room
- Gas central heating and double glazing
- Well kept communal garden

Council Tax Band: D

Tenure: Freehold

Shared Ownership: No



Flat

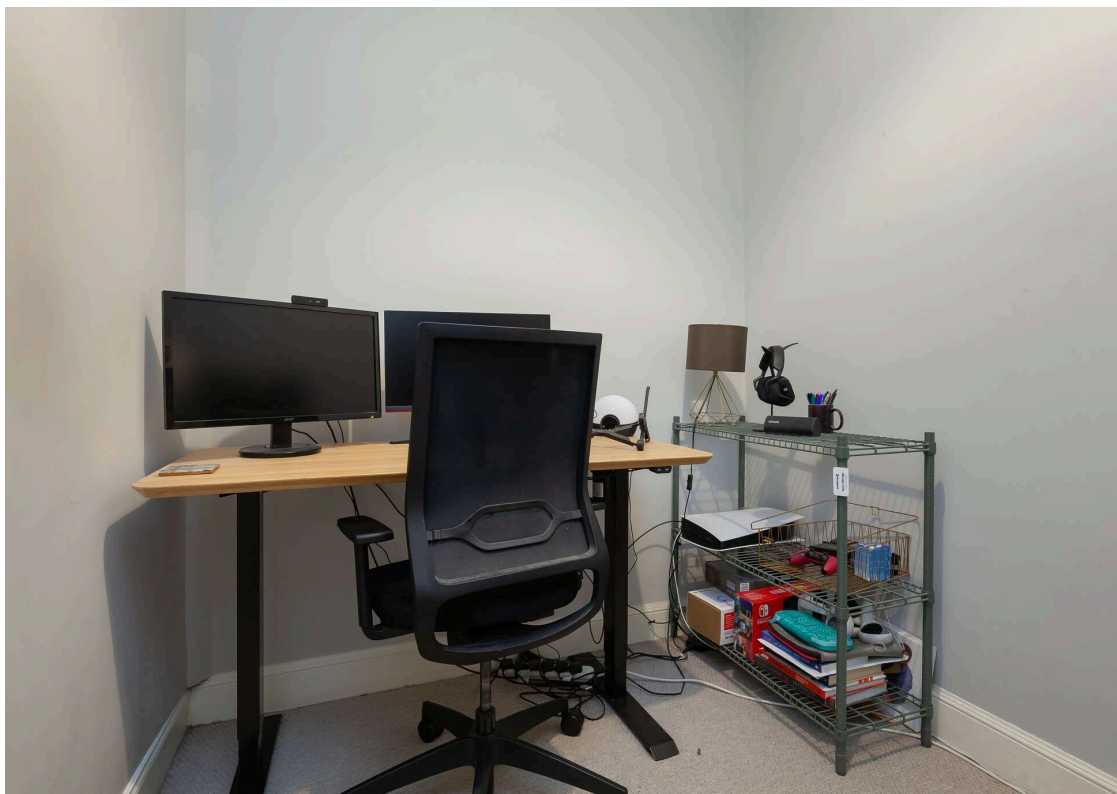
Blair Cadell is delighted to bring to market this stunning two-bedroom tenement flat in the heart of Shandon. Finished to the highest standards, this beautiful property is in true turn-key condition and must be viewed.

The accommodation comprises a large open hallway with a useful storage cupboard, leading to a stunning bay window lounge featuring stunning open views over the Shandon colonies, beautiful ornate cornicing, a centre rose, and a decorative fireplace, making it the perfect place for relaxing with friends and family. The kitchen/diner is the perfect place for hosting and features a range of wall and floor-mounted units, induction hob and electric oven, and a large pantry cupboard offering ample storage space. There are two generous double bedrooms, with the master featuring ornate cornicing and large wardrobes included in the sale. The beautiful bathroom is fitted with a three-piece suite, roll top bath, vanity unit and superb rainwater shower head over the bath. Additionally, there is a utility room with extra storage units and white goods available by separate negotiation and a box room that serves as the perfect home office. The property benefits from gas central heating and double glazing throughout to ensure maximum efficiency. A beautifully kept communal garden to the rear of the property and residents' permit parking is also readily available.

Shandon is a highly sought-after location approximately 1.5 miles from the city centre, easily accessed by a frequent bus service that runs nearby. 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, including the popular Craiglockhart Primary and George Watson's College. Shopping options include the Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's superstore, and Lidl and Aldi stores. The area boasts a wide variety of recreational facilities, including Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex, which offers a range of restaurants, a cinema, and a Nuffield health centre.

Viewing by appointment on 0131 337 1800

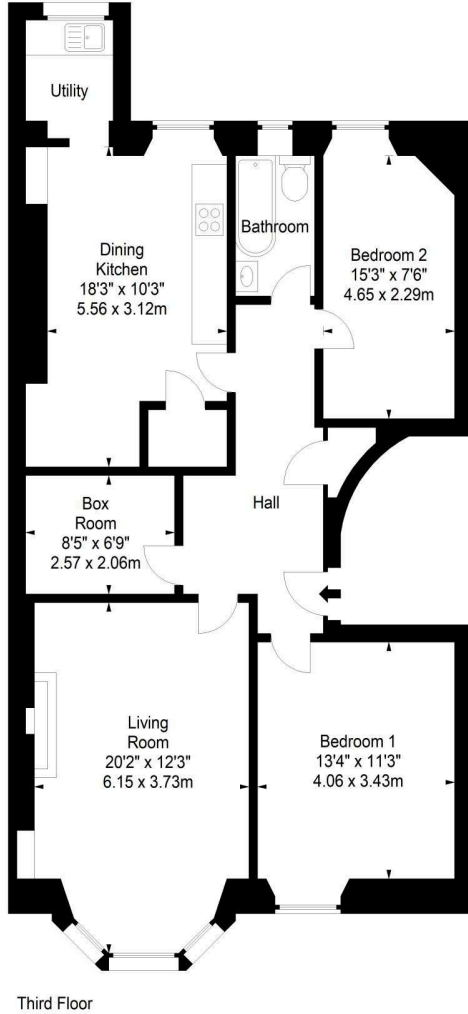




Ashley Terrace,
Edinburgh,
Midlothian, EH11 1RX



Approx. Gross Internal Area
1013 Sq Ft - 94,11 Sq M
For identification only. Not to scale.
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