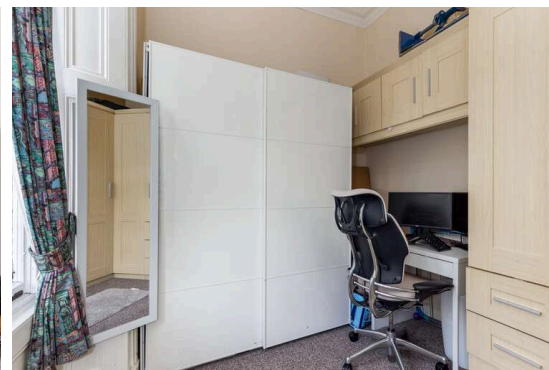


**3 Ashley Terrace
Edinburgh EH11 1RF**

Offers Over £475,000

- Bay window lounge featuring ornate cornice, decorative fireplace and box room off it
- Galley kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and appliances included
- Dining room
- Three double bedrooms
- Family bathroom fitted with three-piece suite
- W.C
- Gas central heating
- Garden to rear of property

Council Tax Band: E
Tenure: Freehold
Shared Ownership: N



Upper Flat

Blair Cadell present this fantastic upper colony flat, nestled in the heart of Shandon. With spacious interiors, three generous double bedrooms, and a south-facing garden, this charming property is sure to attract a wide range of buyers.

The accommodation offers a beautiful bay-windowed lounge adorned with ornate corning and a decorative fireplace, creating a warm and inviting atmosphere. Off the lounge is a practical study, ideal for home working. The well-equipped galley kitchen features a variety of floor and wall-mounted units, a gas hob, electric oven, and included white goods. A large dining room provides the perfect space for entertaining family and friends. The property boasts three double bedrooms, one of which includes built-in wardrobes, offering ample storage. A family bathroom fitted with a classic three-piece suite and a separate W.C. complete the interior. Additional features include gas central heating and single-glazed windows throughout. The south-facing garden is a true highlight, providing a sunny retreat during the summer months. On-street permit parking is available. No warranties provided for systems or appliances.

Shandon is a highly sought-after location, just 1.5 miles from Edinburgh city centre, with excellent bus links nearby. The city bypass is within easy reach, offering access to Edinburgh International Airport and the M8, M9, and M90 motorways. The area is renowned for its excellent public and private schools, including Craiglockhart Primary, Boroughmuir High School, and George Watson's College. Local amenities are plentiful, with Edinburgh West Retail Park, 24-hour ASDA, Sainsbury's, Lidl, and Aldi all nearby. For leisure, residents can enjoy the open spaces of Harrison Park, scenic walks along the Union Canal, and the facilities at Craiglockhart Sports and Tennis Centre. Fountain Park Leisure Complex is also nearby, featuring restaurants, a cinema, and a Nuffield Health Centre.

Viewing by appointment on 0131 337 1800

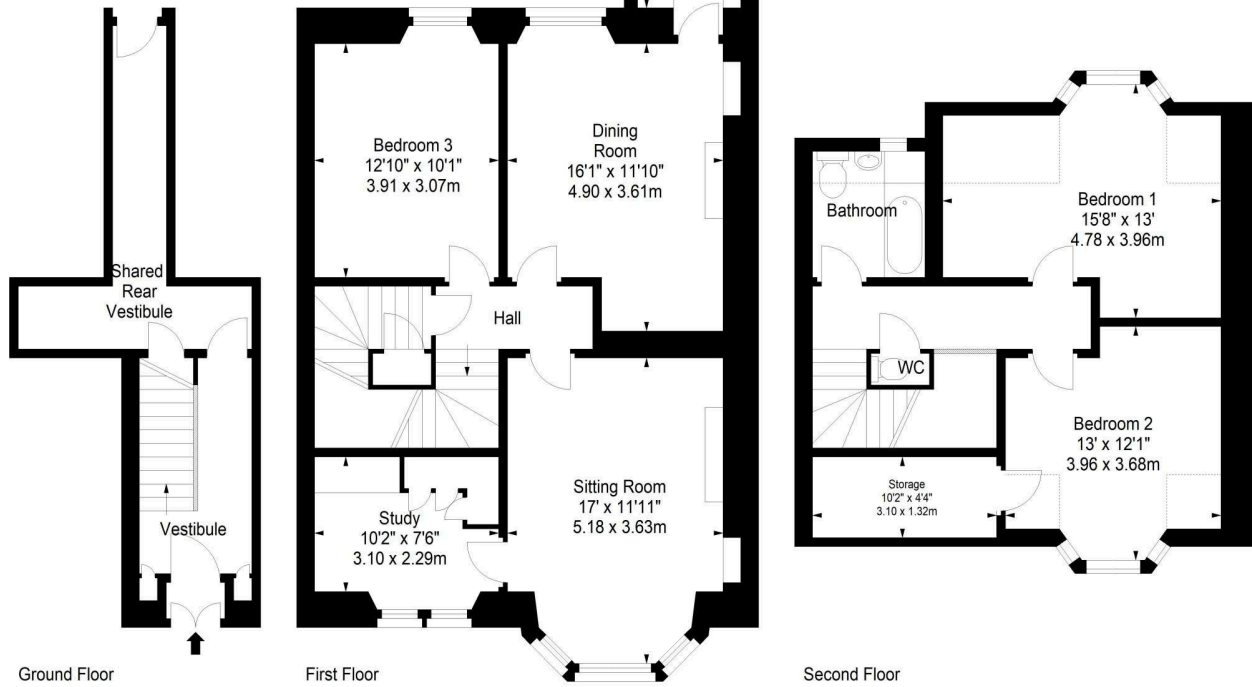




Ashley Terrace,
Edinburgh,
Midlothian, EH11 1RF



Approx. Gross Internal Area
1446 Sq Ft - 134.33 Sq M
For identification only. Not to scale.
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