

SHANDON
52/7 ASHLEY TERRACE
EH11 1RX



EPC RATING: D

FIXED PRICE £240,000



BRIGHT ONE BED THIRD FLOOR FLAT IN DESIRABLE SHANDON

This spacious flat would make an ideal first time buyer property or a perfect buy to let. Could easily be altered to make a two bed with open plan kitchen/living/dining room. Situated in the centre of Shandon - a very popular area with excellent transport links to the city centre and the wonderful Harrison Park & Union Canal on your doorstep. The area has a village feel with local stores and coffee shops.

VIEWING

By appointment tel. Jardine Phillips on 0131 446 6850

PROPERTY DESCRIPTION

- Wide open hall with walk-in storage cupboard and Edinburgh press
- Large, sunny west facing bay windowed sitting room with Edinburgh press
- Sizeable kitchen/dining room with a wide range of fitted units & appliances, and utility cupboard housing boiler and washing machine
- Good sized bedroom with floor to ceiling fitted storage
- Bathroom with bath & electric shower over, sink & wc
- Gas central heating from Ariston combi boiler
- Double glazed windows
- Stripped wooden floors and doors
- Entryphone
- Communal rear garden
- On street parking

AREA

Shandon is a popular area in the south of the city which offers a good range of local stores, including Margiotta, together with some lovely independent shops and coffee shops. Wider shopping is available in nearby Polwarth, Bruntsfield and Morningside. Harrison Park is just around the corner, together with the Union Canal walkway providing great walks and outside spaces. Leisure facilities are available close by in the form of Craiglockhart and Fountain Park Leisure Complexes. Heriot Watt, Napier & Edinburgh Universities and the city's financial centre are all just a short bus journey away. The flat is in the catchment for the well renowned Craiglockhart Primary - ideal if the flat were to be converted into a two

bed. George Watsons is also within walking distance. Numerous bus services are available and there is easy access out to the city bypass and the motorway network beyond.

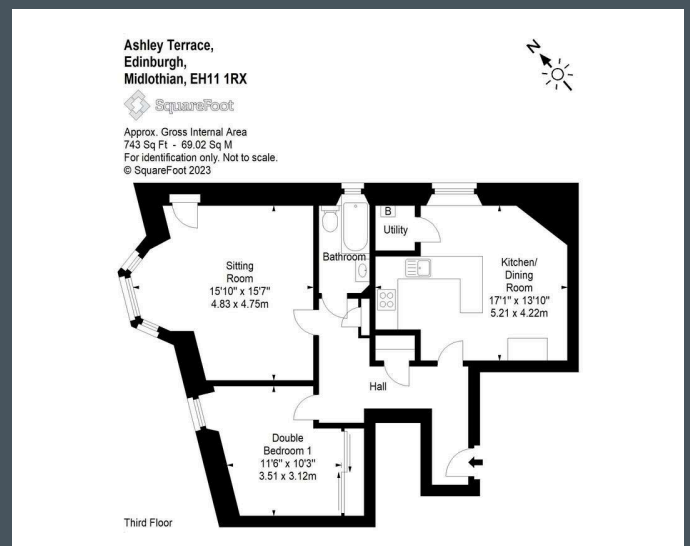
EXTRAS

The curtains, light fittings, freestanding oven & hob, cooker hood, washing machine and freestanding fridge freezer are included in the sale.

HOME REPORT VALUATION

£250,000

Sitting room	15'10 x 15'7 (4.83 x 4.75m)
Kitchen/dining room	17'1 x 13'10 (5.21 x 4.22m)
Bedroom	11'6 x 10'3 (3.51 x 3.12m)



Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

