

**58/2 Ashley Terrace
Edinburgh EH11 1RX**

Offers Over £350,000

- Beautiful bay window lounge featuring ornate cornice and decorative fireplace
- Large kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Two double bedrooms
- Bathroom fitted with three-piece suite and mains shower over bath
- Box room
- Utility room
- Gas central heating and double glazing throughout
- Well kept communal garden
- Residents on-street parking



1



2



1



EPC C



Flat

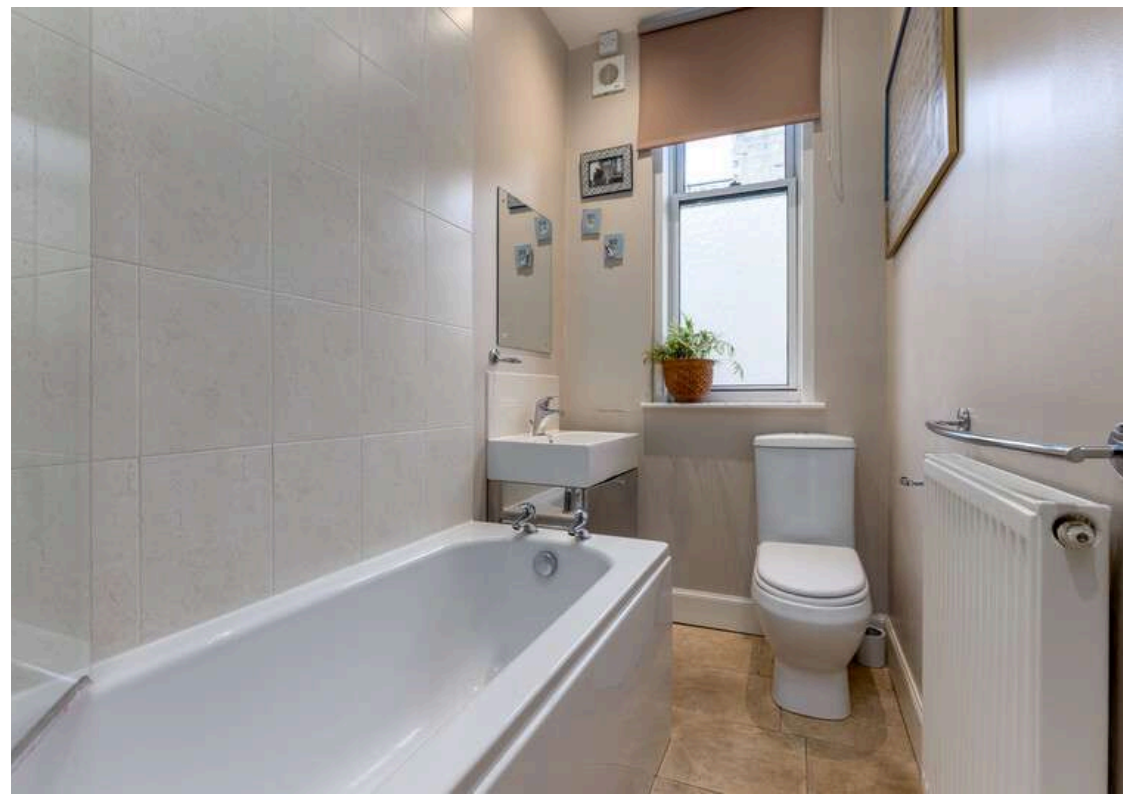
Blair Cadell are delighted to bring to market this immaculate two bed tenement flat in the heart of Shandon. With fantastic finished throughout, this stunning property is in true turn-key condition and must be viewed.

The accomodation comprises of a large open hallway with a useful storage cupboard leading through to a stunning bay window lounge with beautiful ornate corning, centre rose, shutters on the windows and a decorative fireplace making it the perfect place for relaxing. A modern kitchen/dining room perfect for hosting friends and family. The kitchen has a range of stylish wall and floor mounted units, gas hob and electric oven, integrated appliances including a wine cooler and white goods which are included in the sale along with a useful pantry cupboard. There are two generous double bedrooms with the master featuring fitted wardrobes and a bathroom room fitted with a three-piece suite with a mains shower over the bath. A useful utility room with additional storage units and white goods which are included in the sale and a box room which would be the perfect home office. It benefits from gas central heating and double glazing throughout in order to provide maximum efficiency. A beautifully kept communal garden to the rear of the property and 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 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

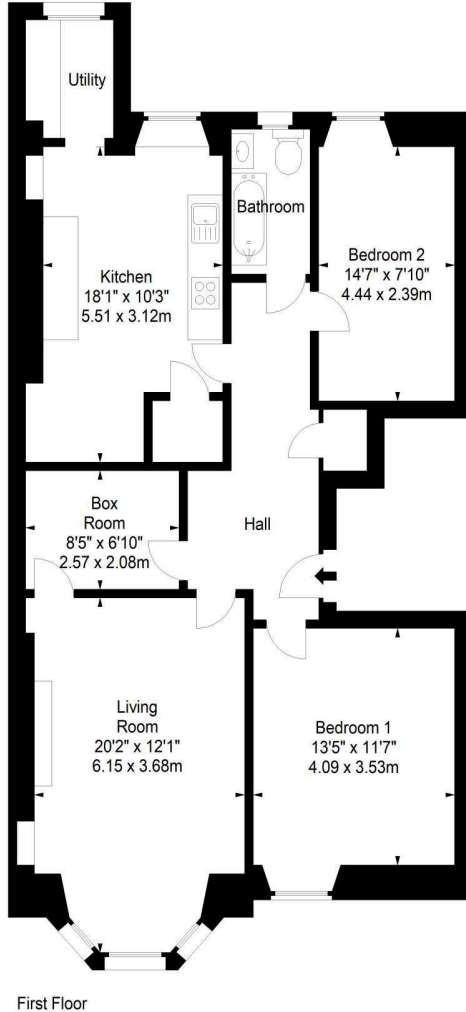




Ashley Terrace,
Edinburgh,
Midlothian, EH11 1RX



Approx. Gross Internal Area
1006 Sq Ft - 93.46 Sq M
For identification only. Not to scale.
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