

**24, Flat 5 Ashley Place
Edinburgh EH6 5GB**

Offers Over £235,000

- Hallway with storage cupboard
- Kitchen/living/dining room
- Kitchen with a range of floor and wall mounted units, induction hob and electric oven and integrated appliances
- Two double bedrooms with master featuring fitted wardrobes and an en-suite
- Gas central heating and double glazing
- Well kept communal gardens
- Secure entry system
- Residents parking
- All furniture available by separate negotiation



1



2



1



EPC B



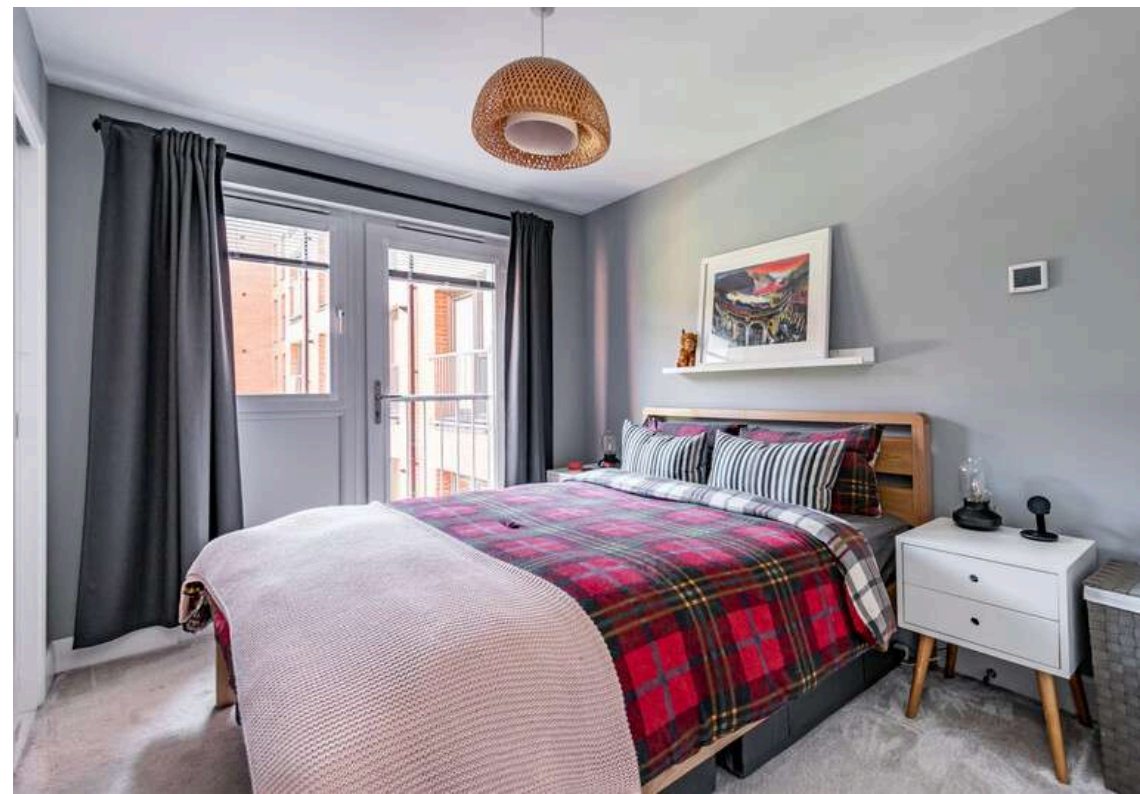
First Floor Flat

Blair Cadell are delighted to bring to market this immaculate two bed flat in this sought after development in the heart of Leith. With superb access to both the shore and city centre, the property will appeal to many and must be viewed.

The accommodation comprises of a large hallway with a useful storage cupboard leading through to an open plan kitchen/living/dining room which is perfect for hosting friends and family as well as evening relaxing. The kitchen features a range of stylish wall and floor mounted units, induction hob and electric oven and integrated appliances. There are two double bedrooms with the master featuring fitted wardrobes and an en-suite with a two-piece suite and mains walk in shower. There is an additional bathroom with a three-piece suite and electric shower over the bath. The property benefits from gas central heating and double glazing throughout for maximum efficiency, well kept communal gardens and residents only parking.*All furniture available by separate negotiation*

The location itself is well-regarded and offers an extensive choice of quality eateries, including Michelin-starred restaurants, numerous cafes, and several wine bars. The area is well served by major and local supermarkets along with Ocean Terminal just a short walk away offering gym, cinema and further shopping facilities. A number of open-air recreational facilities are within easy reach of the area along with a wide variety of public parks, and the picturesque village and harbour of Newhaven always provide pleasant destinations for an afternoon walk. With the city bypass just a short drive away, there is easy access to locations further afield.

Viewing by appointment on 0131 337 1800

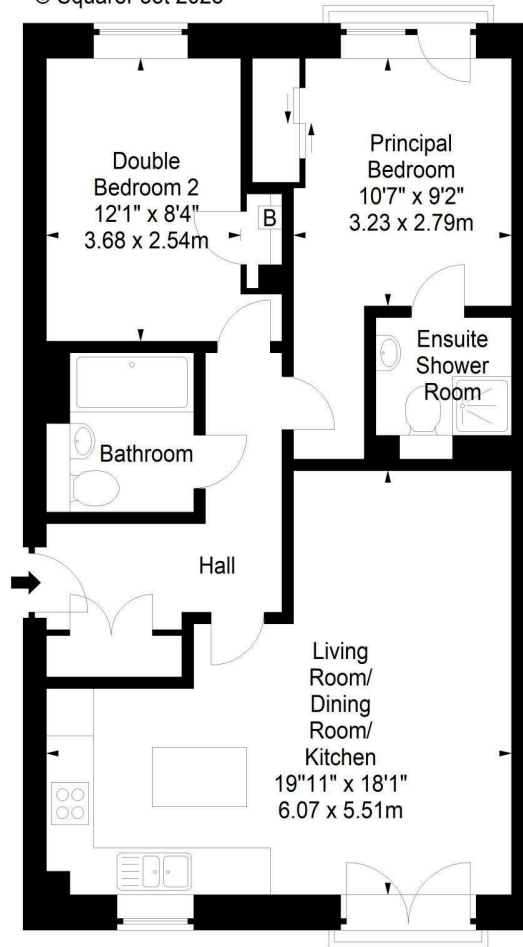




Ashley Place,
Edinburgh, EH6 5GB



Approx. Gross Internal Area
714 Sq Ft - 66.33 Sq M
For identification only. Not to scale.
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First Floor



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