

**15 Ashley Terrace  
Edinburgh EH11 1RF**

**Offers Over £500,000**

- Hallway with useful storage cupboard
- Bay window lounge featuring ornate corning, centre rose and gas fireplace
- Kitchen/diner with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Three double bedrooms
- Study/fourth bedroom off living room
- Family bathroom with three-piece suite and mains shower over bath
- Utility room
- Gas central heating and double glazing throughout
- Beautifully kept front and rear gardens
- Coal store
- Free on-street parking



2



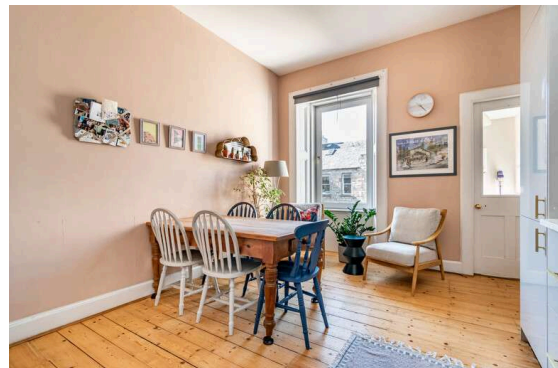
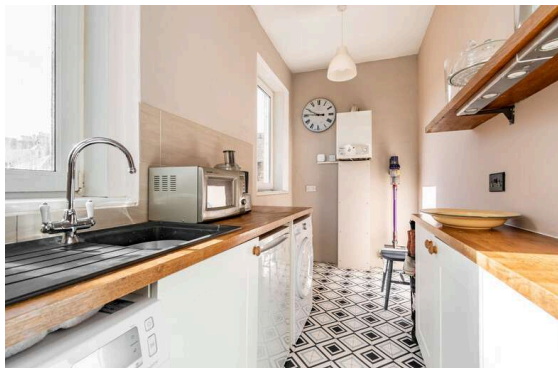
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EPC D



## Double Upper Flat

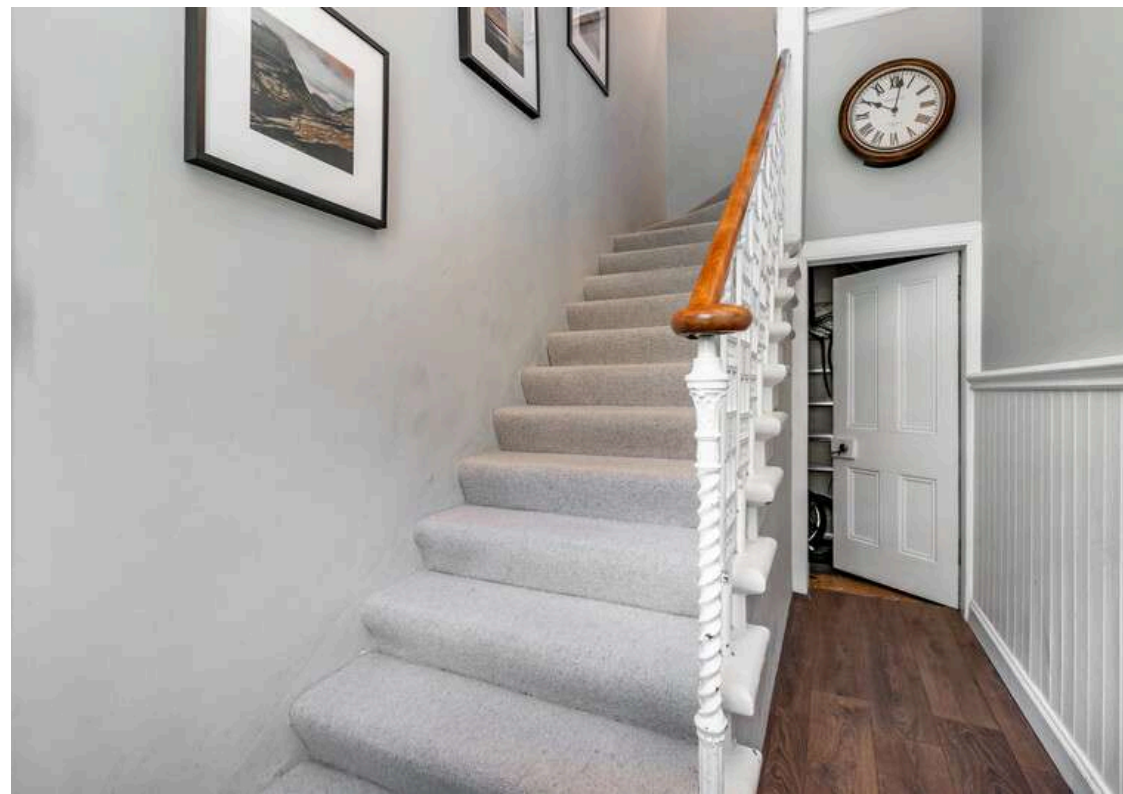
Blair Cadell is delighted to bring to the market this fantastic upper colony flat in the heart of Shandon. With immaculate finishes throughout, generous living space, three/four double bedrooms and a beautifully kept garden, this property must be viewed.

The accommodation comprises of an entrance vestibule leading up to a bright open hallway with a large storage cupboard. A beautiful bay window lounge with ornate cornice and centre rose, gas fireplace perfect for the long winter nights making it ideal for relaxing with friends and family. The south facing kitchen/diner has a range of floor and wall mounted units, gas hob and electric oven and integrated appliances included in the sale. A useful utility room with additional storage cupboards. There are three generous bedrooms spread over two floors, plus a useful study off the living room which would be an ideal guest room when family come to visit. A stylish family bathroom on the first floor with a three-piece suite and mains shower over the bath. There is gas central heating throughout the property. A south facing back garden which is a fantastic sun trap ideal for hosting barbeques. A useful coal store on the basement level and free on-street parking.

Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by frequent bus services that run 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**

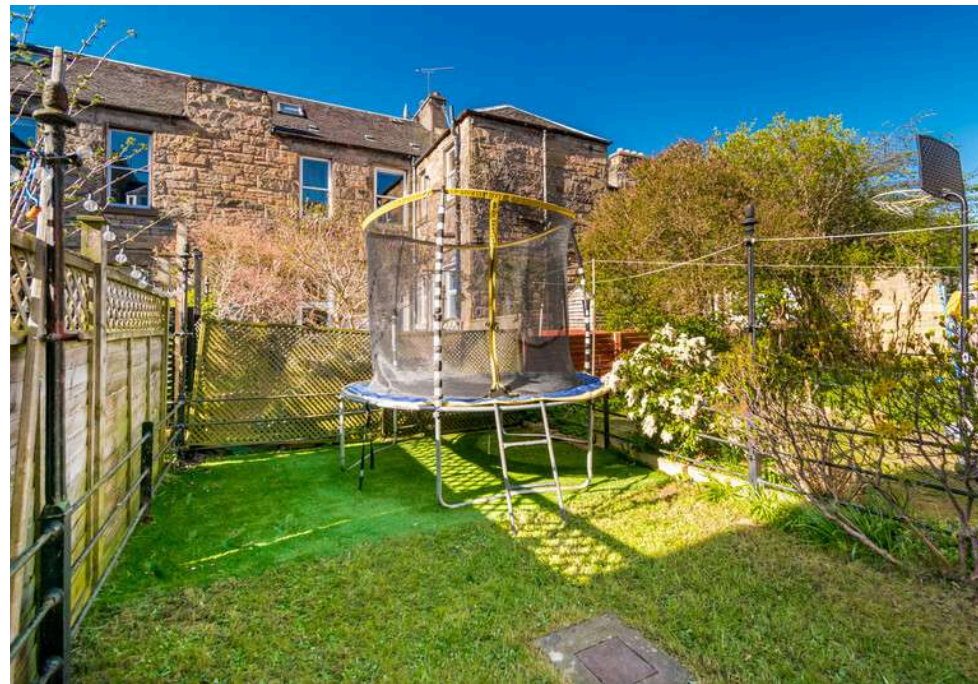
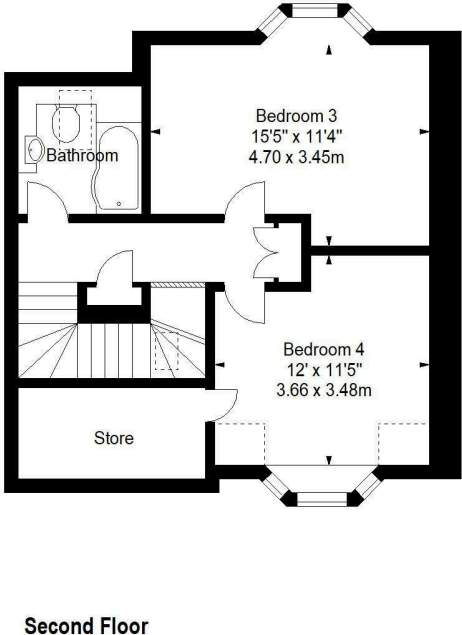
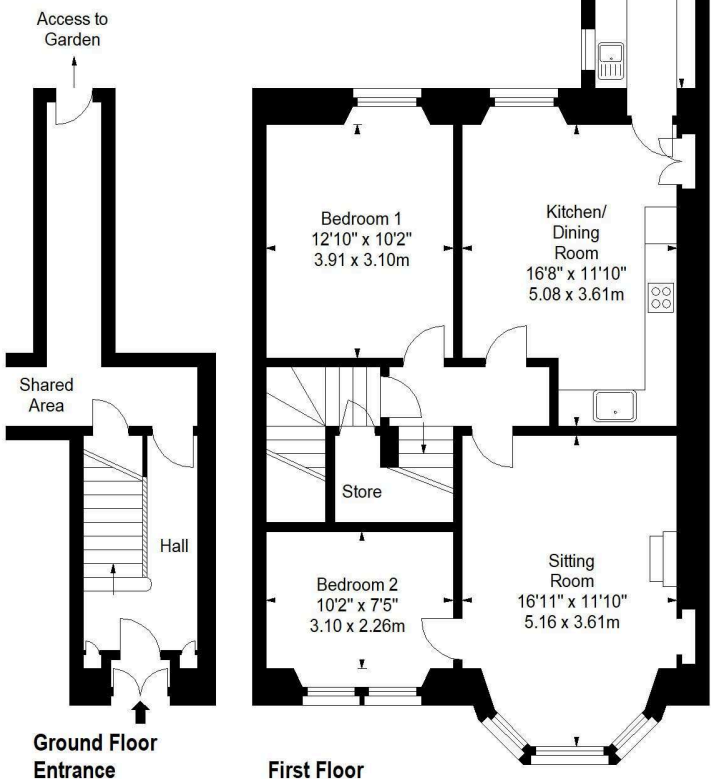




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Edinburgh,  
EH11 1RF**



Approx. Gross Internal Area  
1403 Sq Ft - 130.34 Sq M  
For identification only. Not to scale.  
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