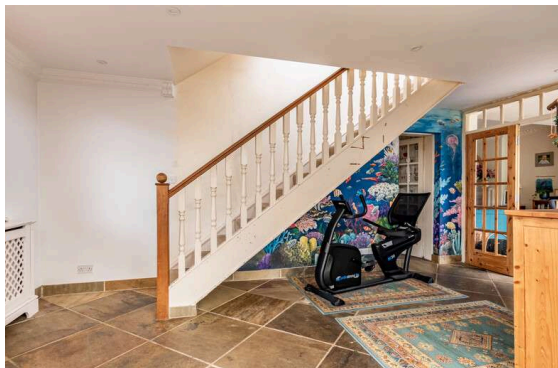


**75 Ashley Drive
Edinburgh EH11 1RN**

Offers Over £590,000

- Hallway with large storage cupboard
- Living/dining room with ornate cornice, decorative fireplace and sliding doors to back garden
- Galley kitchen with a range of floor and wall mounted units, electric cooker and white goods included in sale
- Second living space and large conservatory
- Three double bedrooms with master featuring en-suite and balcony
- Single bedroom
- Fully tiled family bathroom with three-piece suite and mains walk in shower
- Gas central heating and double glazing
- Large private back garden
- Off-street parking



Semi-Detached

Blair Cadell are delighted to bring to market this fantastic semi-detached bungalow in the heart of Shandon. With 4 double bedrooms and a superb back garden, the property would be an ideal family home and must be viewed.

On the ground floor the accommodation comprises of a large hallway with a useful storage cupboard. Large living/dining room featuring a decorative fireplace with limestone surround, ornate cornicing and sliding doors opening through to the back garden. A galley kitchen with a range of floor and wall mounted units, granite worktops, electric hob and oven and white goods included in the sale. A second large living/dining space with a large conservatory that is the perfect place for hosting friends and family. There is a double bedrooms and a single bedroom along with a fully tiled family bathroom with a three-piece suite featuring a large corner bath and a walk in mains shower. Upstairs there is a large landing area offering access to eaves storage and two large double bedrooms one featuring a walk in wardrobe and the master featuring an en-suite and access to a fantastic balcony that overlooks the garden. There is gas central heating and double glazing throughout for maximum efficiency. There is a fantastic large private back garden with a range of fruit trees, barbeque and two large sheds. There is also off-street parking available for two cars.

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, Boroughmuir 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

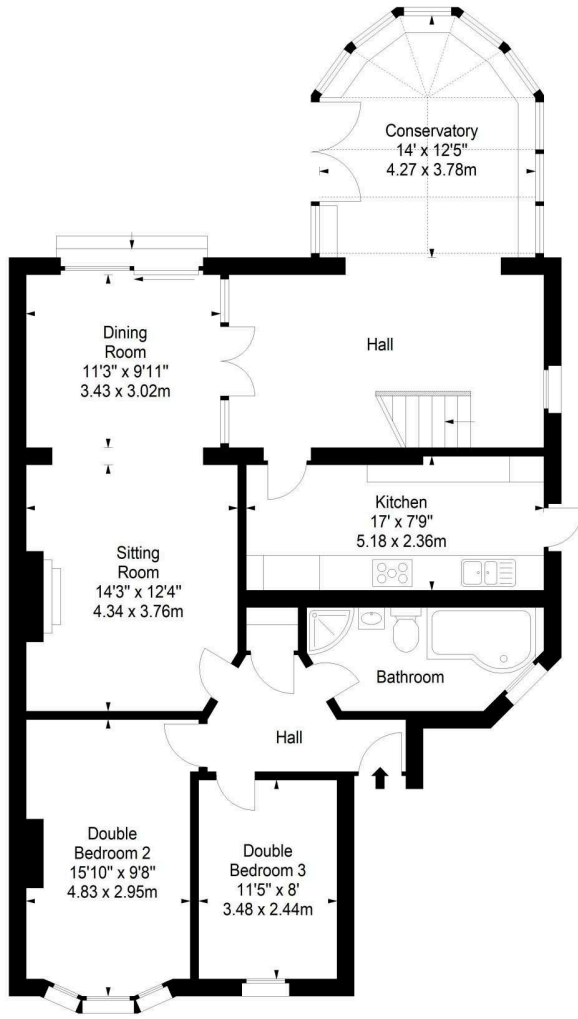




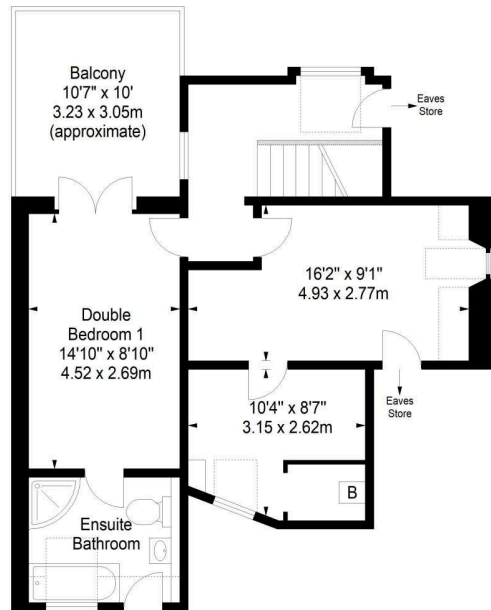
Ashley Drive,
Edinburgh, EH11 2RN



Approx. Gross Internal Area
1745 Sq Ft - 162.11 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Ground Floor



First Floor



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