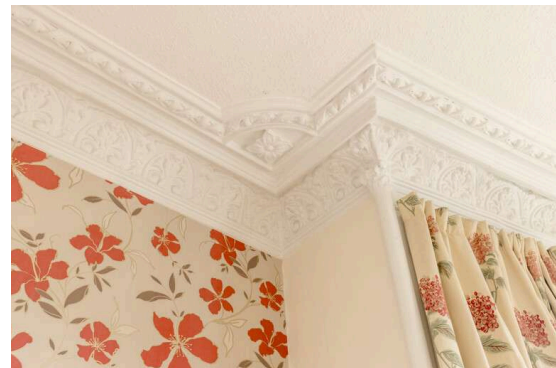


**58/3 Ashley Terrace  
Edinburgh EH11 1RX**

**Offers Over £325,000**

- Hallway with useful storage cupboard and clothes pulley
- Bay window lounge featuring ornate cornicing and a decorative fireplace
- Kitchen/diner with a range of storage units and a large pantry cupboard
- Two double bedrooms
- Box room
- Bathroom with three-piece suite and electric shower over the bath
- Utility room
- Gas central heating and double glazing throughout



## Second Floor Flat

Blair Cadell are delighted to bring to market this two bed tenement flat in the heart of Shandon. Whilst in need of some modernisation, the property has great potential and lovely original features and will appeal to many.

The accomodation comprises of an entrance hallway with a useful storage cupboard and useful hanging rail. Bay window lounge with lovely ornate corncing and a decorative fireplace along with a useful Edinburgh press. Kitchen diner with a range of floor and wall mounted units and a large pantry cupboard. Two double bedrooms with the master featuring ornate cornice. A box room that would be the perfect home office and a useful utility room. Bathroom with a three-piece suite and electric shower over the bath. The property benefits from double glazing and gas central heating for maximum efficiency. There is a well kept communal garden to the rear and free on-street parking.\*No warranties given for systems or appliances\*

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**

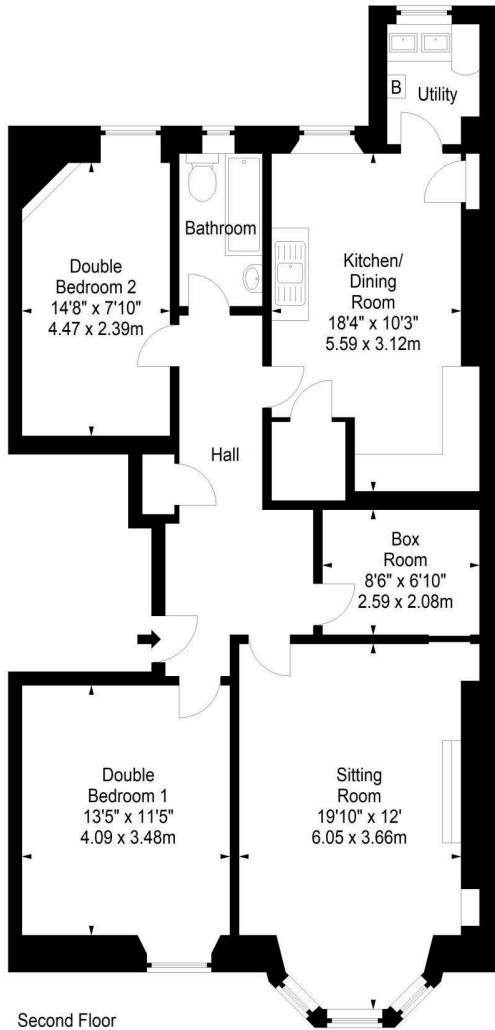




**Ashley Terrace,  
Edinburgh, EH11 1RX**



Approx. Gross Internal Area  
1014 Sq Ft - 94.20 Sq M  
For identification only. Not to scale.  
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