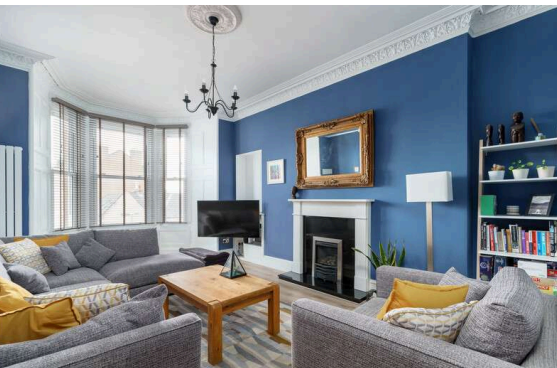


**73/4 Ashley Terrace
Edinburgh EH11 1RT**

Offers Over £365,000

- Hallway with large storage cupboard
- Bay window lounge featuring ornate corning, centre rose and gas fireplace
- Newly fitted kitchen/diner with a range of floor and wall mounted units, induction hob and double oven and integrated appliances
- Two double bedrooms
- Shower room with two-piece suite and mains walk in shower with rainwater shower head
- Utility room with additional storage and white goods
- Gas central heating and double glazing throughout
- Well kept communal garden
- Free on-street parking



Second Floor Flat

Blair Cadell are delighted to bring to market this immaculate two bed tenement flat in the heart of Shandon. Completely renovated throughout with finishes to the highest standards, this stunning property is in true turn-key condition and must be viewed.

The accommodation comprises of a large open hallway with a useful storage cupboard leading through to a stunning bay window lounge with beautiful ornate corncing, centre rose and a gas fireplace making it the perfect place for evening relaxing. A modern freshly fitted kitchen/dining room which has been cleverly extended to make it the perfect for hosting friends and family. The kitchen has a range of stylish wall and floor mounted units, induction hob and electric oven, integrated appliances and white goods which are included in the sale. There are two generous double bedrooms and a lovely shower room fitted with a two piece suite with a mains walk in shower and vanity unit. A utility room with additional storage units and white goods which are included in the sale. 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 free on-street parking.

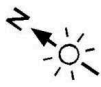
Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public 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

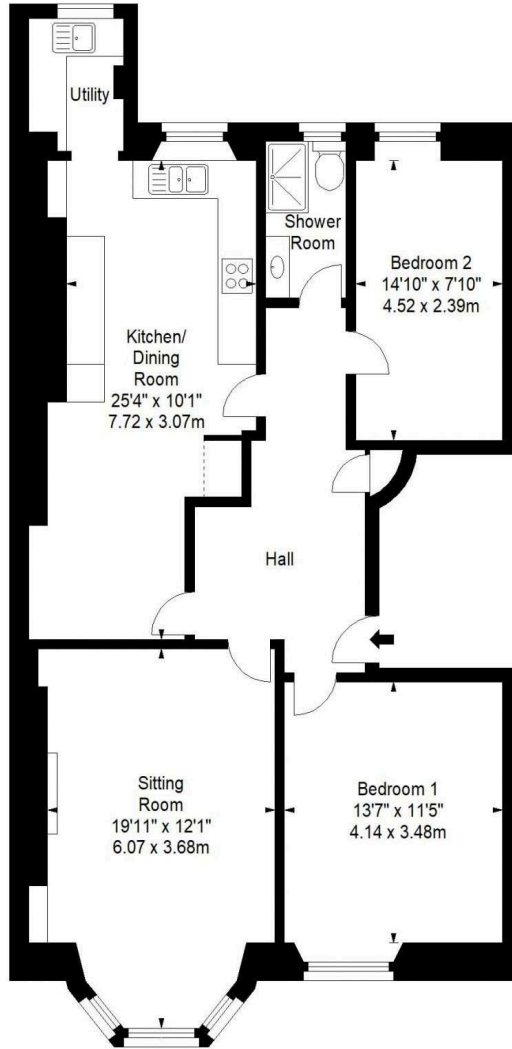




Ashley Terrace,
Edinburgh,
Midlothian, EH11 1RT



Approx. Gross Internal Area
999 Sq Ft - 92.81 Sq M
For identification only. Not to scale.
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