

**73/5 Ashley Terrace
Edinburgh EH11 1RT**

Offers Over £340,000

- Hallway with storage cupboard
- Bay window lounge with ornate cornice and decorative fireplace
- Kitchen/diner with a range of floor and wall mounted units, granite work tops, gas hob and electric oven, appliances included and large pantry cupboard
- Two double bedrooms
- Box room offering access to large attic
- Bathroom with three-piece suite and electric shower over bath
- Utility room with additional storage and white goods
- Gas central heating and double glazing
- Well kept communal garden
- Free on-street parking



Top Floor Flat

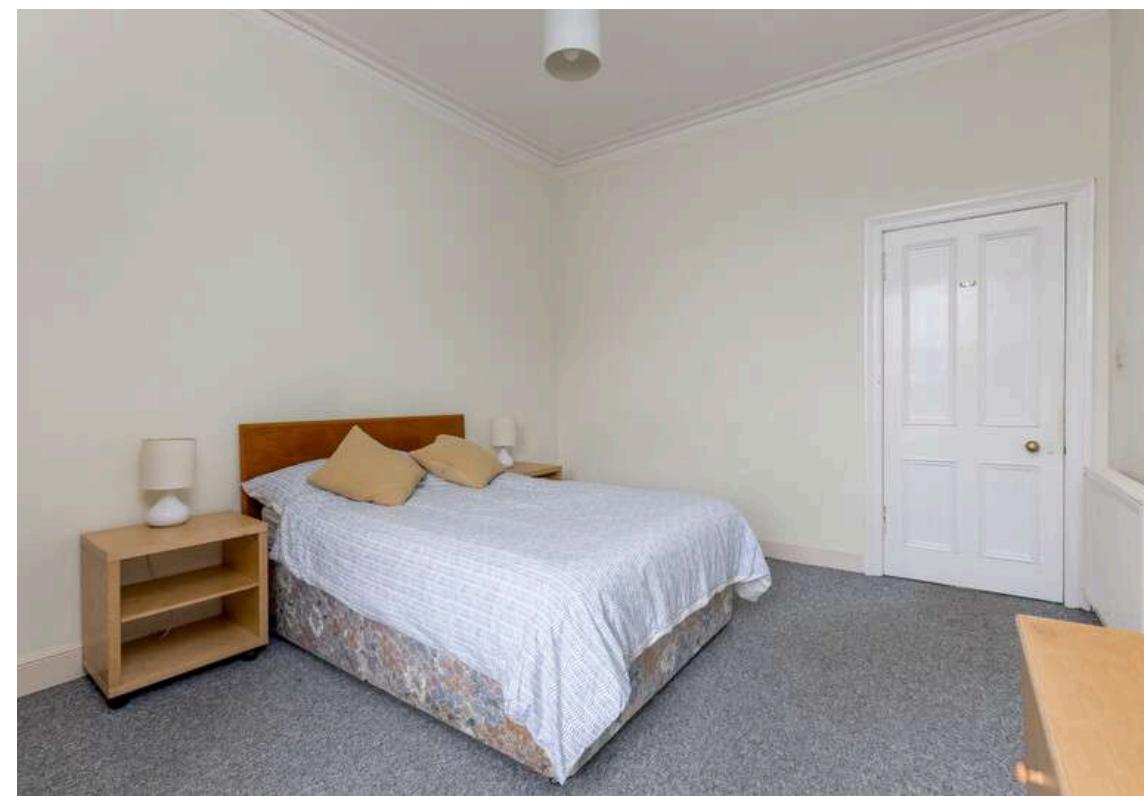
Blair Cadell are delighted to bring to market this fantastic top floor flat in the heart of Shandon. With superb open outlooks and room for development into the attic space, there is huge potential to develop the property further and viewings are a must.

The accommodation comprises a large entrance hallway with a useful linen cupboard, a beautiful bay windowed lounge offering open views up to the Pentlands, an Edinburgh press and lovely original cornicing. Kitchen/diner with a gas hob and electric oven, wall and floor mounted units, a breakfast bar perfect for meal preparation and food on the go, granite worktops, appliances which are included in the sale and a large pantry cupboard for additional storage space. There are two large double bedrooms, with the master featuring fitted wardrobes. A box room that could be easily converted into a home office/nursery that also offers access to the large attic. A bathroom with a three piece suite and an electric shower over the bath. A utility room off the kitchen with additional storage units and white goods which are included in the sale. The property is double glazed and has gas central heating throughout for maximum efficiency. Free on-street parking available. Well maintained communal garden.

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

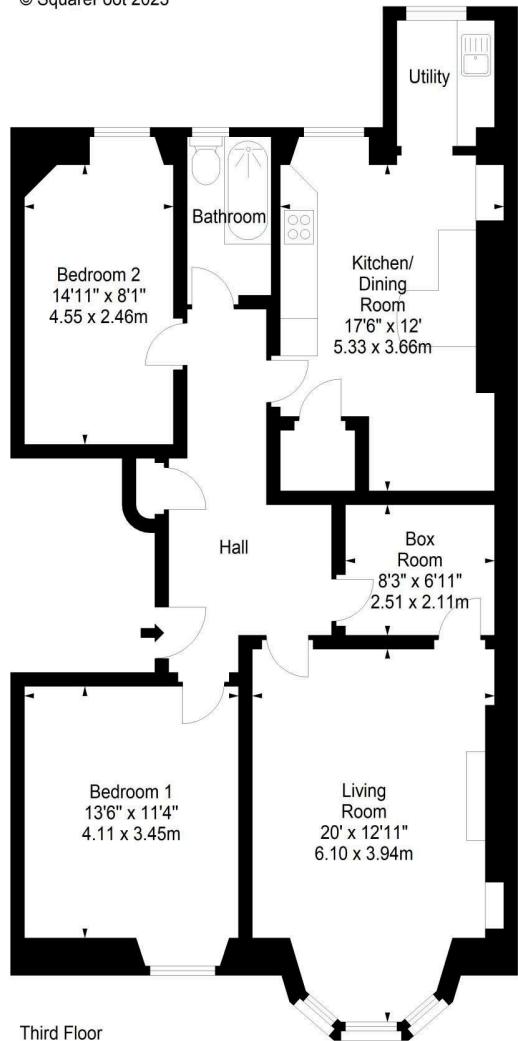




Ashley Terrace,
Edinburgh, EH11 1RT



Approx. Gross Internal Area
1053 Sq Ft - 97.82 Sq M
For identification only. Not to scale.
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Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com



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solicitors + estate agents