

**17 Ashley Gardens
Edinburgh EH11 1RW**

Offers Over £450,000

- Bay window lounge with gas fireplace overlooking back garden
- Kitchen fitted with a range of floor and wall mounted units, gas cooker and white goods included in sale
- Three double bedrooms
- Bathroom with three-piece suite and electric shower over the bath
- Hallway with two large storage cupboards and offers access to attic space
- Gas central heating
- Private gardens to both front and rear
- Off-street parking



1



3



1



EPC E



Detached

Blair Cadell are delighted to bring to the market this three bed detached bungalow in the heart of Shandon. Whilst in need of renovation, the property offers huge potential for extensions both up and out subject to planning and would be a stunning family home.

The accommodation comprises an entrance vestibule leading through to a large hallway with two storage cupboards and offering access to the attic. There is a large bay window lounge overlooking the back garden with a gas fireplace. Kitchen offering access out to the back garden fitted with a range of floor and wall mounted units, electric cooker and white goods which are included in the sale. There are three generous double bedrooms with the front currently used as a dining room and a family bathroom fitted with a three-piece suite and electric shower over the bath. Gas central heating and single glazed sash and case windows throughout. Fantastic large garden to the rear along with private front garden laid to lawn and established flower beds. Off-street parking is also available.*Strictly sold as seen, 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 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 Watson's 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

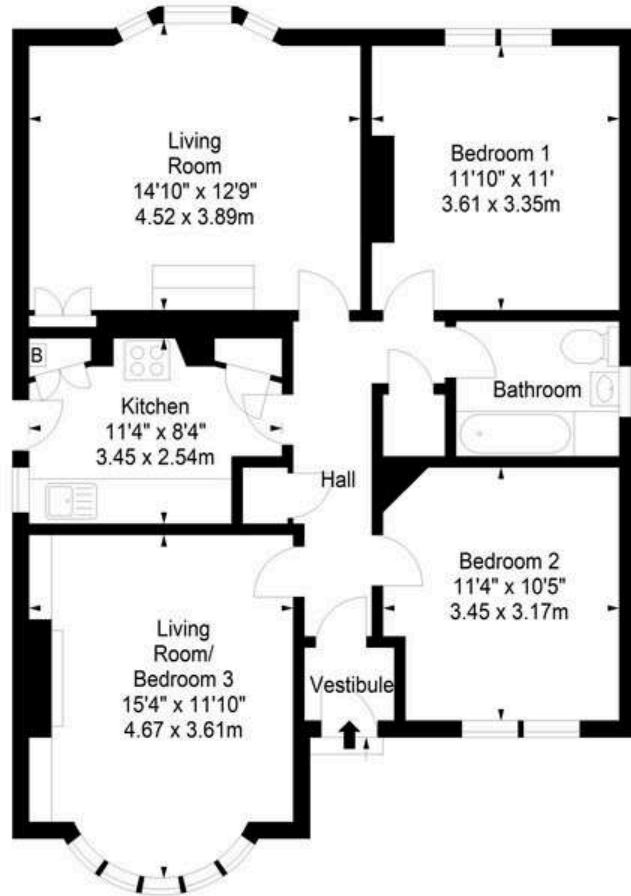




Ashley Gardens,
Edinburgh,
Midlothian, EH11 1RW



Approx. Gross Internal Area
860 Sq Ft - 79.89 Sq M
For identification only. Not to scale.
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Ground Floor



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