

**36 Ashley Drive, Shandon
Edinburgh, EH11 1RP**

FIXED PRICE £395,000 FOR QUICK SALE



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- Charming end-terraced 1930's house with adjoining garage and monoblock driveway
- Pleasant sitting room and separate dining room (or third bedroom)
- Separate kitchen with access to rear garden
- 2 double bedrooms and modern shower room upstairs
- Gas central heating and double glazing
- Private front and rear gardens
- Popular residential location beside canal
- EPC E

Description

Scarcely available in this highly desirable location, this 3-bedroomed end-terraced 1930's villa is an ideal family home. The property offers flexible accommodation (80 sqm) over two floors and even has potential for extension (subject to necessary consents) and although well cared for, has scope for further improvements. There is a porch, hallway and a very comfortable bay-windowed sitting room featuring a fireplace with fuel-effect gas fire. A dining room boasting patio doors opening onto the rear garden has potential to be used as a third bedroom. The kitchen is fitted with ample perfectly serviceable cabinets and worktops. Upstairs are 2 double bedrooms (one with fitted wardrobes) and a bright, modern shower room. A small attic store room has been created.





Central Heating and Double Glazing

Gas central heating is complemented by UPVC double glazing.

Garden and Garage

There is a hedged garden to the front incorporating a paved driveway leading to the adjoining garage. A fully enclosed rear garden is mostly laid to lawn and provides a sunny patio and timber shed.

Location

Ashley Drive is a pleasant street which is a very short walk away from the landscaped Union Canal and Harrison Park. Right on the boundary with Polwarth and Craiglockhart, Shandon is a short distance to the south west of Edinburgh's city centre. There is a variety of amenities within the vicinity including excellent schools, shops and recreational facilities. Further shopping including Edinburgh West Retail Park at Chesser. Recreational facilities include Harrison Park, the Union Canal with direct access to the cycle network, Craiglockhart Sports Centre and Fountain Park with its multiplex cinema, bars and restaurants. The property is only a short distance from Haymarket and Slateford train stations and regular public transport runs to and from the city centre. The city bypass is also easily accessible providing good links to the M8 and M9 motorway networks.

Extras

The sale price includes all floor coverings, blinds and kitchen appliances.

Valuation

The property has been valued by surveyors at £450,000. The Home Report is available via the ESPC website.

Council Tax and Energy Performance certificate

The EPC rating is E and it lies in Council Tax band E.

Viewing

Viewing is by appointment with the Agent - telephone 0131 229 3399 (or 0759 58 20611 out with office hours).





36 ASHLEY DRIVE, EDINBURGH, EH11 1RP
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 1,135 SQ FT / 105 SQ M
 GARAGE 115 SQ FT / 11 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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