

**82/2 Ashley Terrace  
Edinburgh EH11 1RT**

**Offers Over £365,000**

- Beautiful bay window lounge featuring ornate cornicing, centre rose and decorative fireplace
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven
- Two double bedrooms
- Bathroom fitted with three-piece suite and electric shower over the bath
- Gas central heating and double glazing
- Well kept communal gardens
- Residents permit parking



## Flat

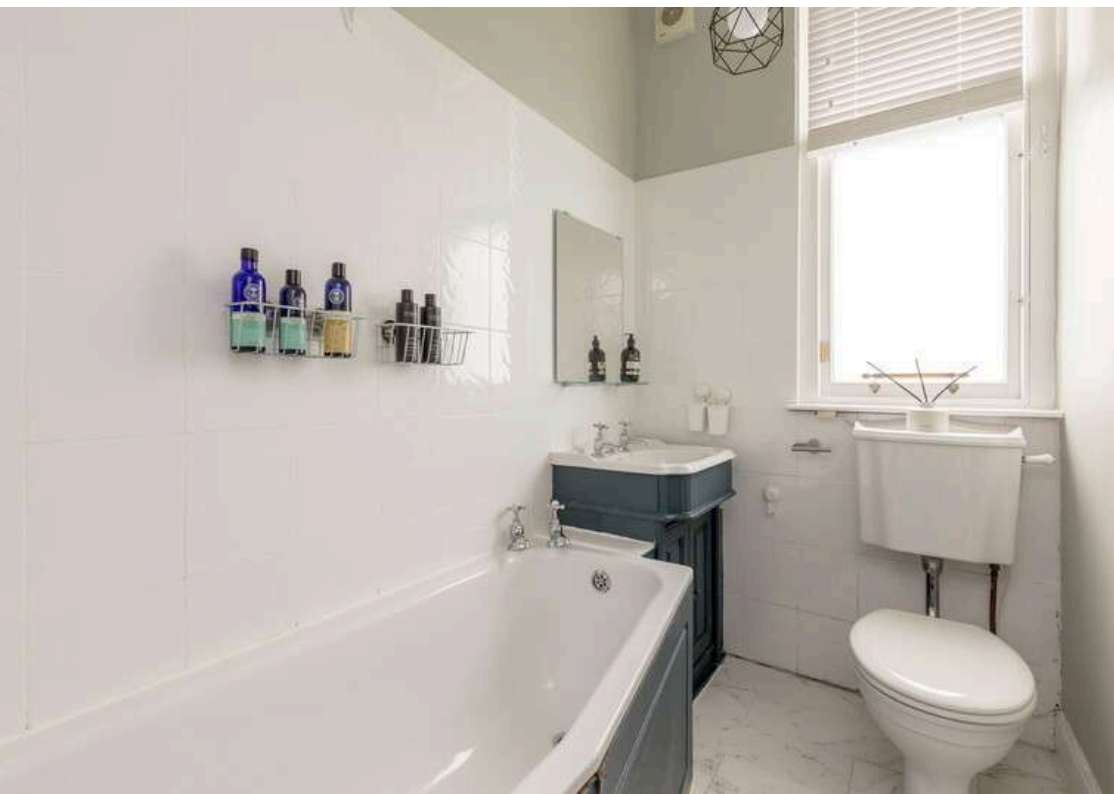
Blair Cadell is delighted to bring to market this immaculate two-bedroom tenement flat in the heart of Shandon. Completely renovated throughout with finishes to the highest standards, this stunning property is in true turn-key condition and must be viewed.

The accommodation comprises a large open hallway with a useful storage cupboard, leading to a stunning bay window lounge with beautiful ornate cornicing, a center rose, and a decorative fireplace, making it the perfect place for evening relaxation. The modernised kitchen/dining room is ideal for hosting friends and family. The kitchen features a range of stylish wall and floor-mounted units, a gas hob and electric oven, and a large pantry cupboard offering ample storage space. There are two generous double bedrooms, with the master featuring a decorative fireplace and wardrobes available by separate negotiation. The bathroom is fitted with a three-piece suite and a vanity unit. Additionally, there is a utility room with extra storage units. The property benefits from gas central heating and double glazing throughout to ensure maximum efficiency. A beautifully kept communal garden to the rear of the property and a useful store in the communal stairwell provide plenty of additional storage space. Residents' permit parking is also readily available. \*Curtains and light fittings from the living room and second bedroom are not included in the sale.\*

Shandon is a highly sought-after location approximately 1.5 miles from the city center, easily accessed by a frequent bus service that runs nearby. 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, including the popular Craiglockhart Primary and George Watson's College. Shopping options include the Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's superstore, and Lidl and Aldi stores. The area boasts a wide variety of recreational facilities, including Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex, which offers a range of restaurants, a cinema, and a Nuffield health center.

**Viewing by appointment on 0131 337 1800**

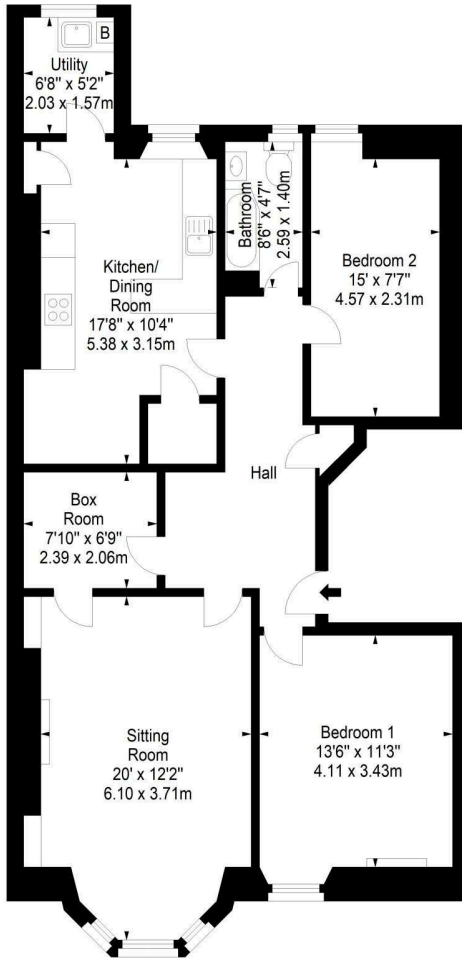




Ashley Terrace,  
Edinburgh,  
Midlothian, EH11 1RT



Approx. Gross Internal Area  
1009 Sq Ft - 93.74 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



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](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)

