



boyd property

42 Ashley Drive
EDINBURGH | EH11 1RN

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Description

Boyd Legal are delighted to present to the market this appealing 4-bedroom detached family home, peacefully situated in the popular residential area of Shandon within walking distance of a number of local amenities whilst being within easy reach of the City Centre. The property offers bright, well-proportioned accommodation with large south facing garden, driveway and garage. The accommodation briefly comprises a vestibule, a welcoming hallway, lounge with fireplace, fitted kitchen, dining room with study/family room off, three ground floor bedrooms and bathroom. A carpeted staircase leads to the upper landing which gives access to bedroom four and extensive attic storage space. The property benefits from gas central heating, double glazing, good storage facilities, private front and rear gardens, driveway and a garage. Viewing is highly recommended to see the size and potential this property has to offer to make a superb family home.

Location

Ashley Drive is situated in the popular Shandon area, south west of the City Centre. Local shops cater for everyday needs with more extensive shopping including a 24-hour Asda and new Marks & Spencer at Chesser, Tesco at Colinton Mains and Sainsbury's at Gorgie Road within close proximity. For recreational activities, Harrison Park is a short distance from the property, as is Craiglockhart Sports Centre and Craiglockhart Hill. The Union Canal is virtually on the doorstep providing easy access for cyclists, walkers and rowers. Fountain Park Leisure Park offers further entertainment with a Nuffield Health, bowling alley, multiplex cinema, and restaurants. The districts of Merchiston, Bruntsfield and Morningside are approximately 1½ miles from the property and offer a variety of specialist shops, restaurants and bars. Catchment schools include Craiglockhart Primary School and private schooling is available at nearby George Watson's College and George Heriots School. Napier University campuses are also close by. Regular buses operate to and from the city centre and surrounding areas, and the City Bypass is easily accessible with links to the major motorway network, Edinburgh Airport and the Forth Road Bridge. Haymarket & Slateford train stations are also within easy reach for commuters.

Extras

All fitted floor coverings, curtains and blinds.



Features

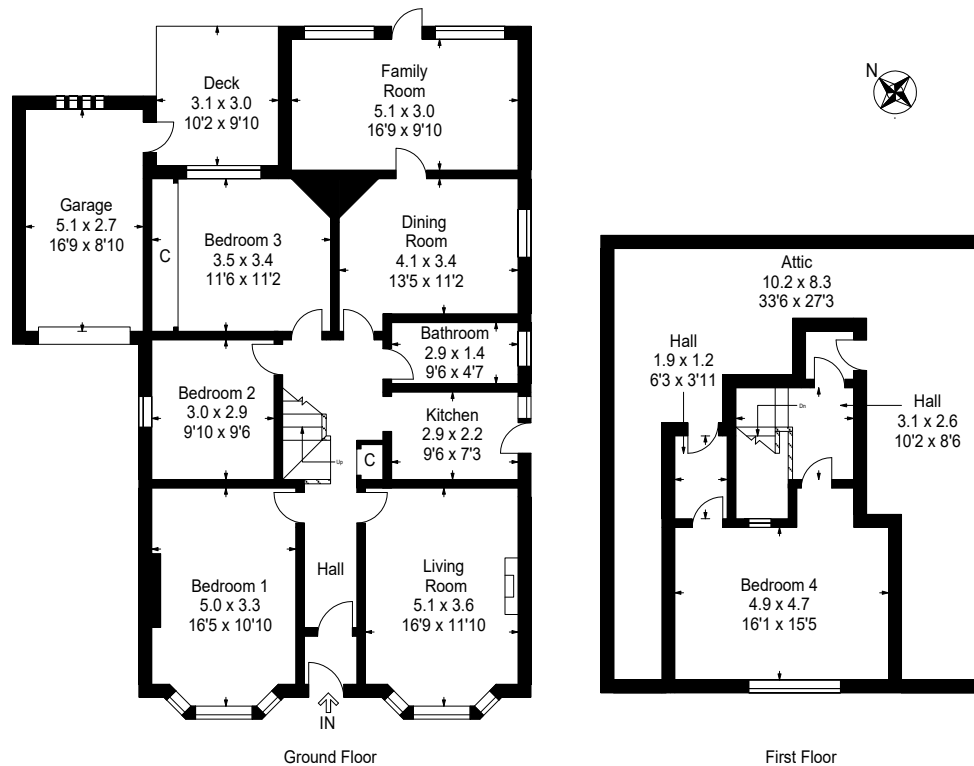
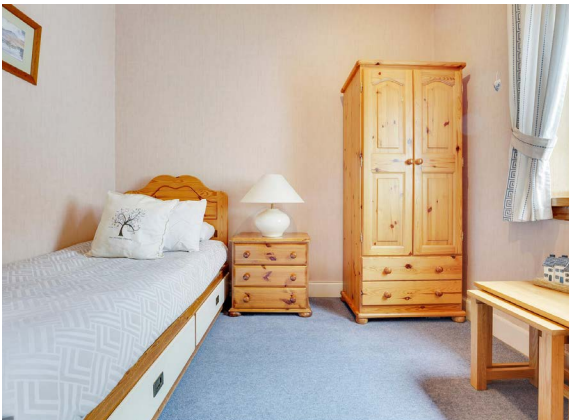
- Vestibule
- Entrance hallway
- Lounge
- Kitchen
- Dining room
- Study/family room
- 4 Bedrooms
- 1 Bathrooms
- Double glazing
- Gas central heating
- Good storage facilities including a floored attic
- Private gardens to front and rear
- Driveway
- Garage

“ An appealing 4-bedroom detached family home, peacefully situated in the popular residential area of Shandon within walking distance of a number of local amenities whilst being within easy reach of the City Centre. ”



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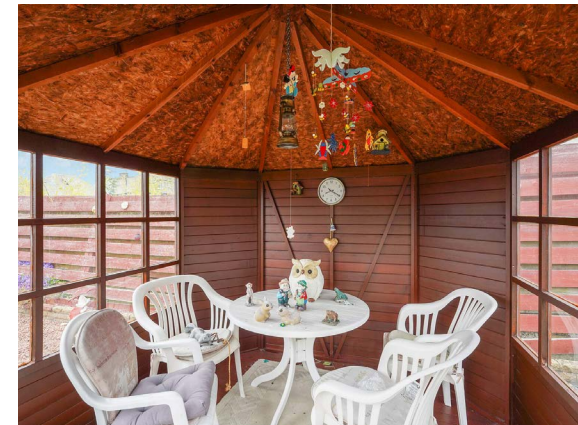


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Approximate Internal Floor Area 1561 Sq Ft / 145 Sq M

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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