










Fixed Price

**£380,000**

## 70/1 Ashley Terrace

Shandon | Edinburgh | EH11 1RU

An excellent opportunity has arisen to purchase this stunning and generously proportioned two bedroom first floor flat pleasantly situated within the highly desirable Shandon district of Edinburgh. Close to excellent local amenities, reputable schooling and commuting links, the property will undoubtedly appeal to couples, professionals and investors.

-  2 beds
-  1 public
-  1 bathroom
-  Communal garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - D



## Description

Internally, the property is presented in a move-in condition while briefly comprising of; welcoming entrance hallway with a shelved cupboard, bright and airy lounge with a bay window, gas fireplace, Edinburgh press cupboard and gorgeous cornicing, fully-fitted kitchen/ diner with a range of integrated white goods, tiling in splash areas, under-unit lighting, large pantry cupboard and an Edinburgh press cupboard, separate utility room with space for white goods, generous front-aspect double bedroom with room for different configurations, second double bedroom currently used as a home office/ study, box room allowing for flexible use, and a partially-tiled bathroom suite with an over-bath shower and heated towel rail.

Further benefits include a secure door entry system, gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

To the rear of the building is a well looked after communal garden area for residents to enjoy and for the car owner, permit/metered parking is available on-street to accommodate both residents and visitors alike.

## Viewing

By appointment through Neilsons 0131 625 2222.





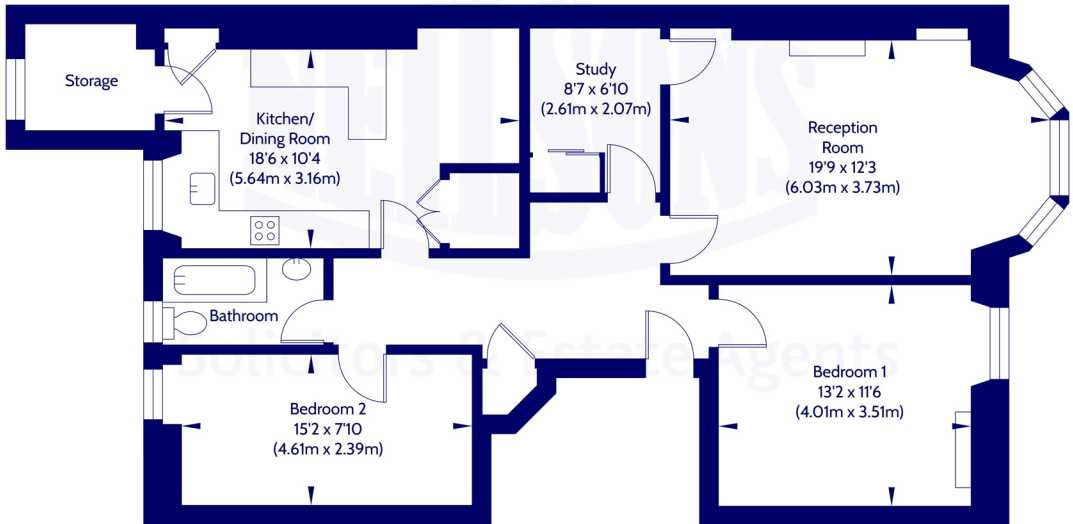


## Location

Shandon is an extremely popular and sought after district 2 miles west of the city centre. The area is well served by local specialist retailers for day to day needs, together with a choice of supermarkets including ASDA and Sainsbury's. The local public transport system links the area with the city centre and surrounding districts and Slateford Railway Station is nearby. Good schooling at all levels is provided locally including some of Edinburgh's Merchant schools. Leisure and recreational facilities abound and include Harrison Park, Craiglockhart Tennis and Sports Centre, Kingsknowe Golf Course and Dalry Swim Centre together with ease of access to the city's world famous galleries, cinemas, theatres and museums. The property is well placed for access to Gogarburn, Edinburgh Park, the Western Approach Road, City By-Pass, national motorway network, Forth Road Bridge and Edinburgh International Airport.



First Floor  
Approx. Internal Area 93.84 Sq M / 1010 Sq Ft.  
Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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