










Fixed Price

**£375,000**

## 71 Ashley Terrace

Shandon | Edinburgh | EH11 1RU

Forming part of a traditional tenement is this main door ground floor flat, situated in the sought after area of Shandon to the west of the City Centre. Close to local amenities, schools, green spaces and transport links, the property is well presented throughout and is sure to have a wide appeal in the market with viewing being highly recommended.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Private front garden & private patio to rear  
Communal garden
-  Permit/meter parking
-  EPC Rating – D
-  Council Tax Band – D



## Description

In move in condition, you enter through an entrance vestibule and hallway and to your right is the bright and airy lounge which has a bay window and fireplace, plus a range of period features including a ceiling rose, ornate cornice & Edinburgh press. Glazed double doors lead to a modern kitchen with a range of sleek white wall and base units with co-ordinated worktops and subway style splashback tiling. Bedroom one has a storage cupboard, doors to the rear patio area, and benefits from a fully tiled en-suite shower room with overhead rainfall shower. Completing the accommodation is the second double bedroom and a bathroom with a shower over the bath.

The property further benefits from gas central heating with Hive system and double glazing.



## Extras

All fitted fixtures and fitting are included in the sale along with the gas hob and electric oven, and integrated fridge/freezer, dishwasher and washing machine.

## Gardens and Parking

A pebbled front garden with gate and path welcomes you to the property and to the rear is a private patio area with a gate leading to the well maintained communal rear garden. There is a mix of permit/meter parking outside and in the surrounding streets.

## Viewing

Please contact Neilsons on 0131 625 2222





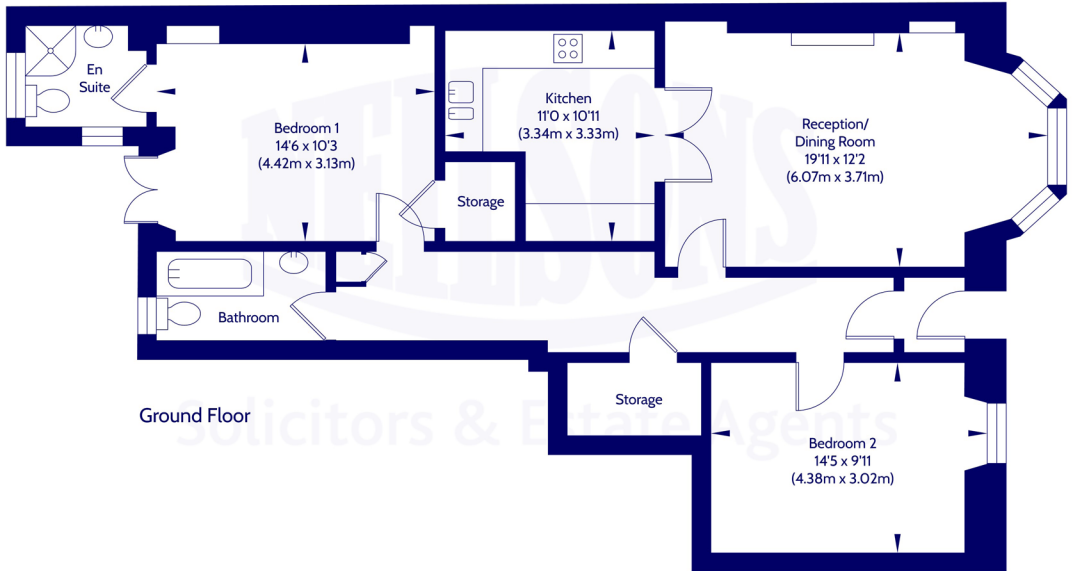
## Location

Shandon is an extremely popular and sought after district to the 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 nearby. The public transport system links the area with the City Centre and surrounding districts, and Slateford Railway Station is close at hand. Good schooling at all levels is provided locally including some of Edinburgh's renowned Merchant schools. Leisure and recreational facilities include Harrison Park, Saughton Park, the Union Canal, 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.





Approx. Gross Internal Floor Area 86.34 Sq M / 929 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. 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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