

## 76/1 Ashley Terrace Edinburgh EH11 1RT

Offers Over £365,000

- Large open hallway with useful storage cupboard
- Stunning bay windowed lounge with ornate corning, center rose and working fireplace
- Kitchen/dining room with a range of wall and floor mounted storage, large gas hob and electric oven and pantry cupboard
- Two generous double bedrooms, the second featuring a decorative fireplace
- Bathroom fitted with three piece suite, vanity unit, rain water shower over bath
- Utility room with extra storage units
- Box room which serves as the home office
- Gas central heating and double glazing throughout
- Communal garden to the rear of the property
- Residents permit parking

**Council Tax Band: D**

**Tenure: Freehold**

**Shared Ownership: N**



1



2



1



D



## Flat

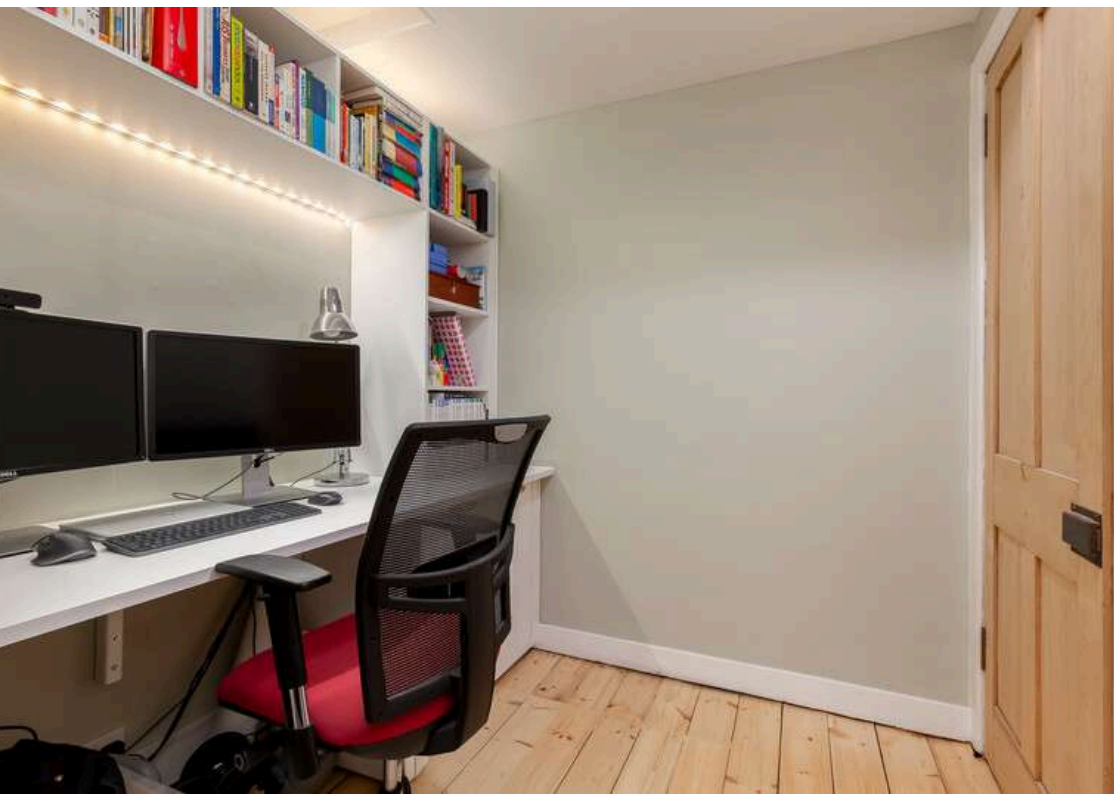
Blair Cadell is delighted to bring to market this stunning two-bedroom tenement flat in the heart of Shandon. Finished to the highest standards, this beautiful property is in true turn-key condition and must be viewed.

The accommodation comprises a large open hallway with a useful storage cupboard, leading to a stunning bay window lounge with beautiful ornate corning, a center rose, and working fireplace, making it the perfect place for evening relaxation. The kitchen/diner is the perfect place for hosting and features a range of wall and floor-mounted units, large gas hob and electric oven, and a large pantry cupboard offering ample storage space. There are two generous double bedrooms, with the second bedroom featuring a decorative fireplace. The beautiful bathroom is fitted with a three-piece suite and a vanity unit and superb rainwater shower head over the bath. Additionally, there is a utility room with extra storage units and a box room that serves as the perfect home office which has a useful mezzanine which offers plenty of additional storage space. 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 residents' permit parking is also readily available.

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**

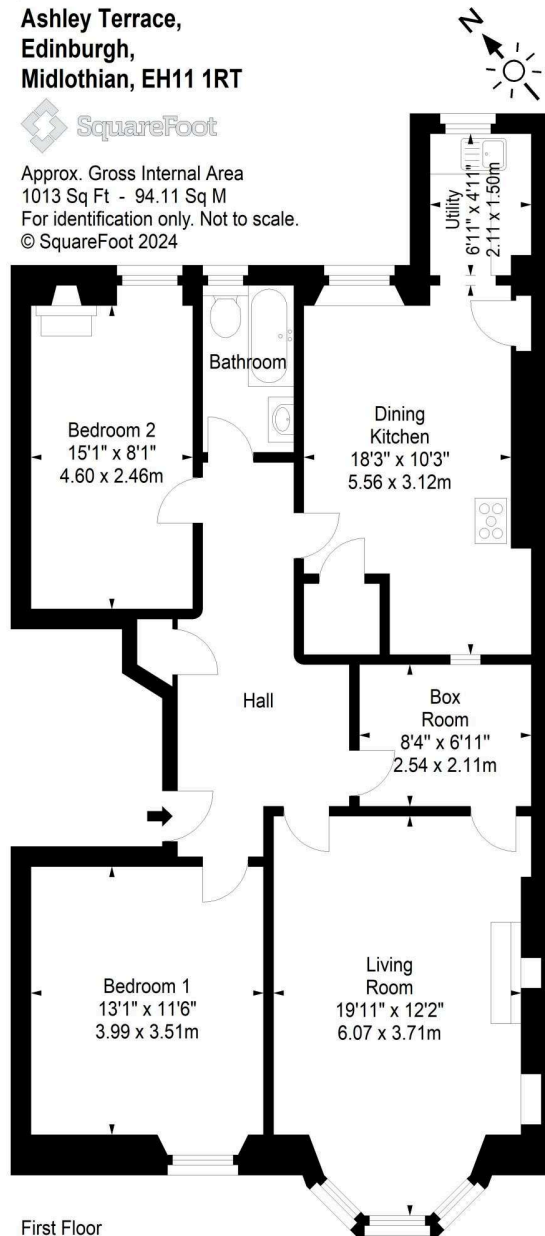




**Ashley Terrace,  
Edinburgh,  
Midlothian, EH11 1RT**



Approx. Gross Internal Area  
1013 Sq Ft - 94.11 Sq M  
For identification only. Not to scale.  
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First Floor



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