

**54 Ashley Terrace  
Edinburgh EH11 1RX**

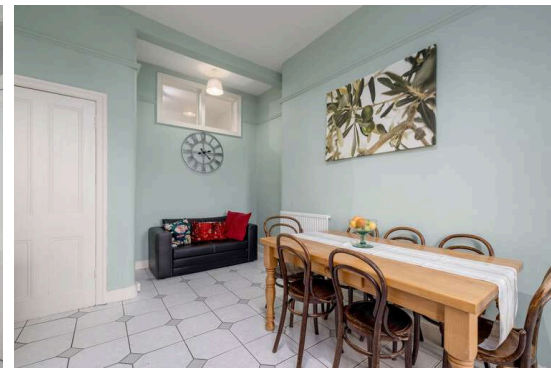
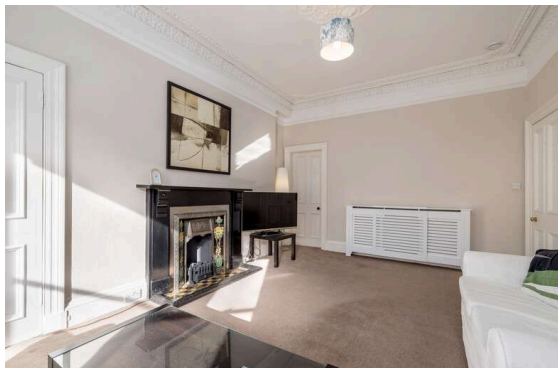
**Offers Over £340,000**

- Beautiful bay window lounge featuring ornate cornice and decorative fireplace
- Kitchen/diner fitted with a range of floor and wall mounted units, electric hob and oven and appliances included
- Large double bedroom with fitted wardrobes
- Large box room
- Utility room
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Direct access to communal garden
- On-street permit parking

**Council Tax Band: D**

**Tenure: Freehold**

**Shared Ownership: N**





## Maindoor Flat

Blair Cadell is delighted to present this stunning main door flat, perfectly situated in the heart of Shandon. Immaculately maintained, this beautiful property offers a blend of period charm and modern comfort, making it a must-see for discerning buyers.

The accommodation begins with a spacious entrance hallway, featuring a convenient storage cupboard. The highlight is the elegant bay-windowed lounge, adorned with intricate cornicing and a decorative fireplace-ideal for unwinding in the evenings. The bright and spacious kitchen/diner is perfect for entertaining, offering an array of wall and floor-mounted units, an electric hob and oven, a generous pantry cupboard for additional storage, and access to a separate utility area. The flat boasts a large double bedroom with fitted wardrobes, providing ample storage. The bathroom is complete with a three-piece suite and a mains-powered shower over the bath. Additionally, a versatile box room offers the perfect space for a home office or guest room. The property benefits from gas central heating and double glazing throughout, ensuring warmth and energy efficiency year-round. Outside, residents can enjoy a large, shared garden, while permit parking is readily available. \*No warranties given for systems or appliances\*

Shandon is a highly sought-after residential area, just 1.5 miles from Edinburgh city centre, with frequent bus routes close by. The city bypass is easily accessible, offering quick links to Edinburgh International Airport and the M8/9/90 motorway network. The area is also home to excellent public and private schools, including Craiglockhart Primary, Boroughmuir High, and George Watson's College. For shopping, residents can choose from Edinburgh West Retail Park, 24-hour ASDA, Sainsbury's, Lidl, and Aldi. Nearby recreational options include Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex, featuring restaurants, a cinema, and a Nuffield Health gym.

**Viewing by appointment on 0131 337 1800**



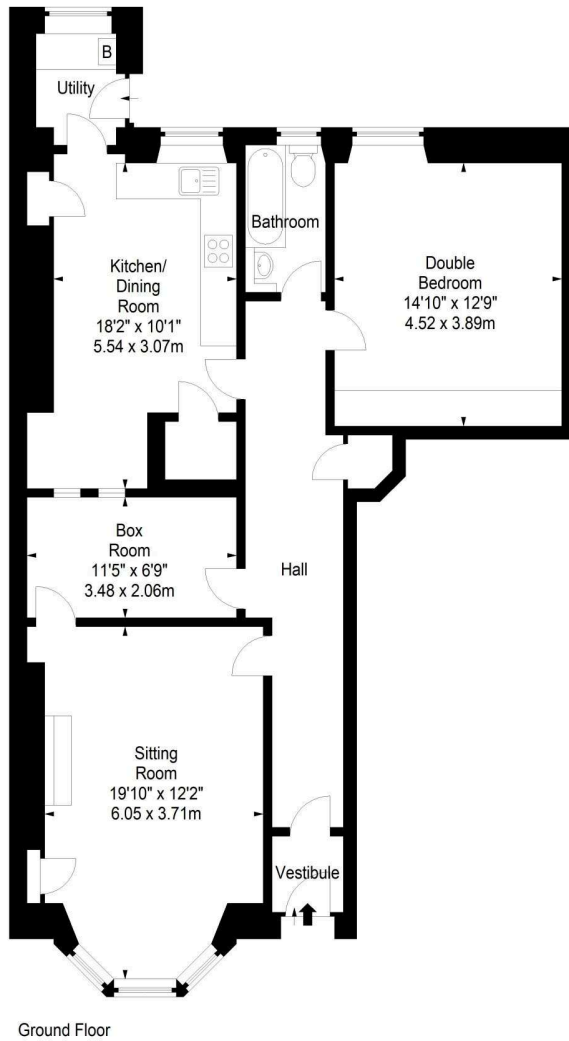




Ashley Terrace,  
Edinburgh, EH11 1RX



Approx. Gross Internal Area  
986 Sq Ft - 91.60 Sq M  
For identification only. Not to scale.  
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