

# 20/8 Ashley Place Edinburgh, EH6 5GB

OFFERS OVER £255,000



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- Top floor two bed flat in modern development
- Large kitchen/living room with juliet balcony
- Master bedroom with en suite and further double bedroom
- Contemporary bathroom with three piece suite
- Gas central heating and double glazing
- Ample residents parking
- Close to excellent amenities and transport links
- EPC B

### Description

This attractive and spacious flat (66sqm) which occupies the top floor should appeal to first time buyers, young professionals and investors alike. Built in 2019 this property is in true move in condition and in brief the accommodation comprises: secure entry system, entrance hallway with built in storage cupboard, contemporary bathroom, large and bright open plan kitchen/living room, master bedroom (with ensuite) and further double bedroom. Further benefits include gas central heating and double glazing.





### Central Heating and Double Glazing

Gas central heating is complemented by UPVC double glazing

### Factoring

There is a factoring fee payable to Ross & Liddle for the upkeep of communal areas which is approx £50 per month. This includes buildings insurance.

### Garden and parking

The property benefits from communal gardens and residents parking

### Location

Bonnington is set to the north east of Edinburgh's city centre. An excellent range of shops, bars, cafes and restaurants are available on nearby Trinity, Ferry Road and Newhaven. A selection of regular bus services are available nearby. The property is also within walking distance of the Edinburgh Tram line extension linking Newhaven and Edinburgh Airport. The Water of Leith walk way is close by giving access to The Shore and Canonmills with the Botanic Gardens and Stockbridge around a 15 minute walk.

### Mortgage Valuation

It has been valued at £260,000 and the Home Report is available via the web sites of both DM Property and ESPC.

### Council Tax and EPC

It lies in Council Tax Band D and has a B-rated Energy performance certificate.

### Extras

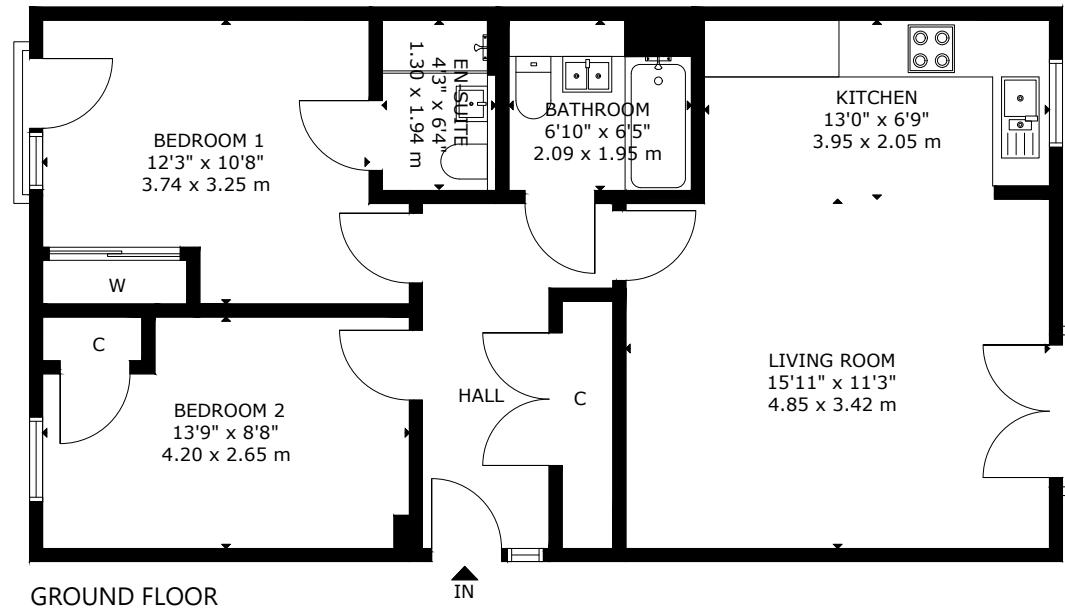
The sale includes all integrated kitchen appliances, floor coverings and fitted blinds.

### Viewing

Telephone Agents – 0131 229 3399







GROUND FLOOR

20/8 ASHLEY PLACE, EDINBURGH EH6 5PX  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 710 SQ FT / 66 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh  
01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on 0131 229 3399 or  
email [sales@dm-property.com](mailto:sales@dm-property.com)  
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