

**85/4 Ashley Terrace
Edinburgh EH11 1RT**

Offers Over £375,000

- Bay window lounge featuring ornate cornice and gas fireplace
- Newly fitted kitchen featuring a range of floor and wall mounted units, electric hob and oven, large pantry cupboard and white good included in sale
- Two double bedrooms
- Bathroom fitted with a three-piece suite and electric shower over the bath
- Large box room
- Utility room
- Gas central heating and double glazing
- Communal garden
- Residents permit parking

Council Tax Band: D

Tenure: Freehold

Shared Ownership: No



Flat

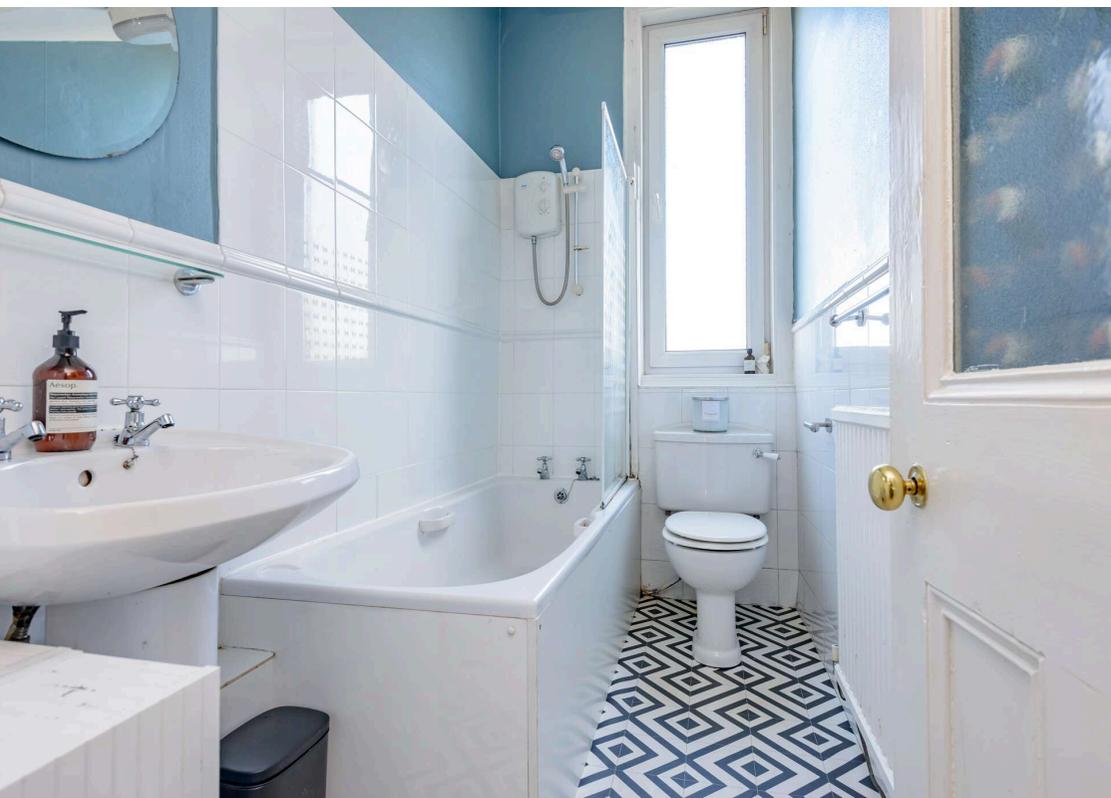
Blair Cadell is delighted to present this beautifully appointed two-bedroom tenement flat in the heart of Shandon. Offering true turnkey condition, this stunning property is a must-see to be fully appreciated.

The accommodation boasts a breathtaking bay-windowed lounge with picturesque views stretching to the Pentland Hills. Ornate corncicing and a decorative fireplace add charm and character, creating the perfect space for relaxation. The newly fitted kitchen/diner is an excellent setting for entertaining, featuring a sleek range of wall and floor-mounted units, an electric hob and oven, and a spacious pantry cupboard for ample storage. Both bedrooms are generous doubles, while the well-appointed bathroom includes a three-piece suite with an electric shower over the bath. A large box room provides a versatile space ideal for a home office or guest room, and the separate utility room offers additional storage, with white goods included. The property benefits from gas central heating and double glazing throughout, ensuring energy efficiency and year-round comfort. A large communal garden to the rear provides a peaceful outdoor retreat, and residents' permit parking is readily available.

Shandon is a sought-after area just 1.5 miles from Edinburgh city centre, with frequent bus services nearby. The city bypass is a short drive away, providing access to the International Airport and the M8/9/90 motorway network. The area is well-served by excellent public and private schools, including Craiglockhart Primary, Boroughmuir, and George Watson's College. Nearby shopping options include Edinburgh West Retail Park, 24-hour ASDA, Sainsbury's, Lidl, and Aldi. For recreation, residents can enjoy Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex, which offers restaurants, a cinema, and a Nuffield Health Centre.

Viewing by appointment on 0131 337 1800

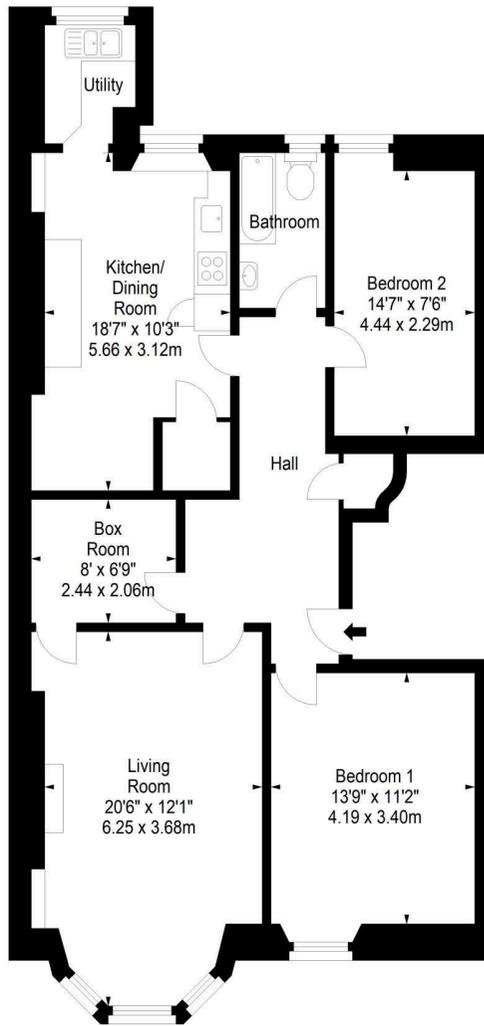




Ashley Terrace, EH11 1RT



Approx. Gross Internal Area
1006 Sq Ft - 93.46 Sq M
For identification only. Not to scale.
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Second Floor



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