

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

**Offers Over £320,000**

- Entrance hallway with natural wood floor and storage cupboard
- Lovely bay windowed lounge with period features
- Box room accessed from the hall
- Modern dining kitchen with utility room off and appliances included
- 2 double bedrooms
- Bathroom fitted with a three piece suite and electric shower
- Gas central heating and double glazing
- Communal garden and on street parking



## Bright south west facing 2nd floor flat in sought after location close to excellent local amenities

A bright and well presented 2nd floor traditional tenement flat in the sought after Shandon area of the city. The flat offers spacious living accommodation and is close to the city centre and all local amenities.

Shandon is located approximately 1.5 miles from the city centre which can be reached via a frequent bus service along Polwarth Terrace or Slateford Road. The bypass is a short drive away and leads to the South Gyle, International Airport and the central belt motorway network.

The area is served by both primary and secondary schools which include the popular Craiglockhart Primary and George Watsons College.

Recreational facilities include Harrison Park, the Union Canal, Craiglockhart Sports and Tennis centre, a couple of gyms and the Fountain park leisure Complex.

**Council Tax Band D**

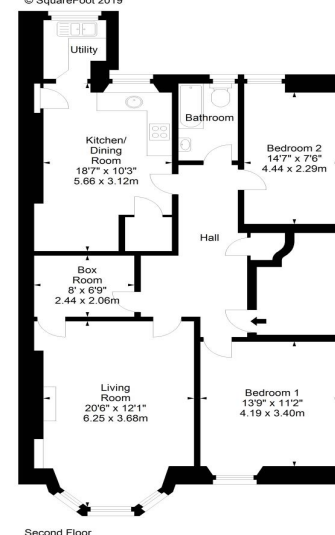
**Energy Rating C**

**Viewing on Sunday 2-4pm or by appointment phone 0131 337 1800**



Ashely Terrace, EH11 1RT

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