



21 ASHVILLE TERRACE

Leith Links, Edinburgh, EH6 8DD



1

Public Room



1

Bedroom



1

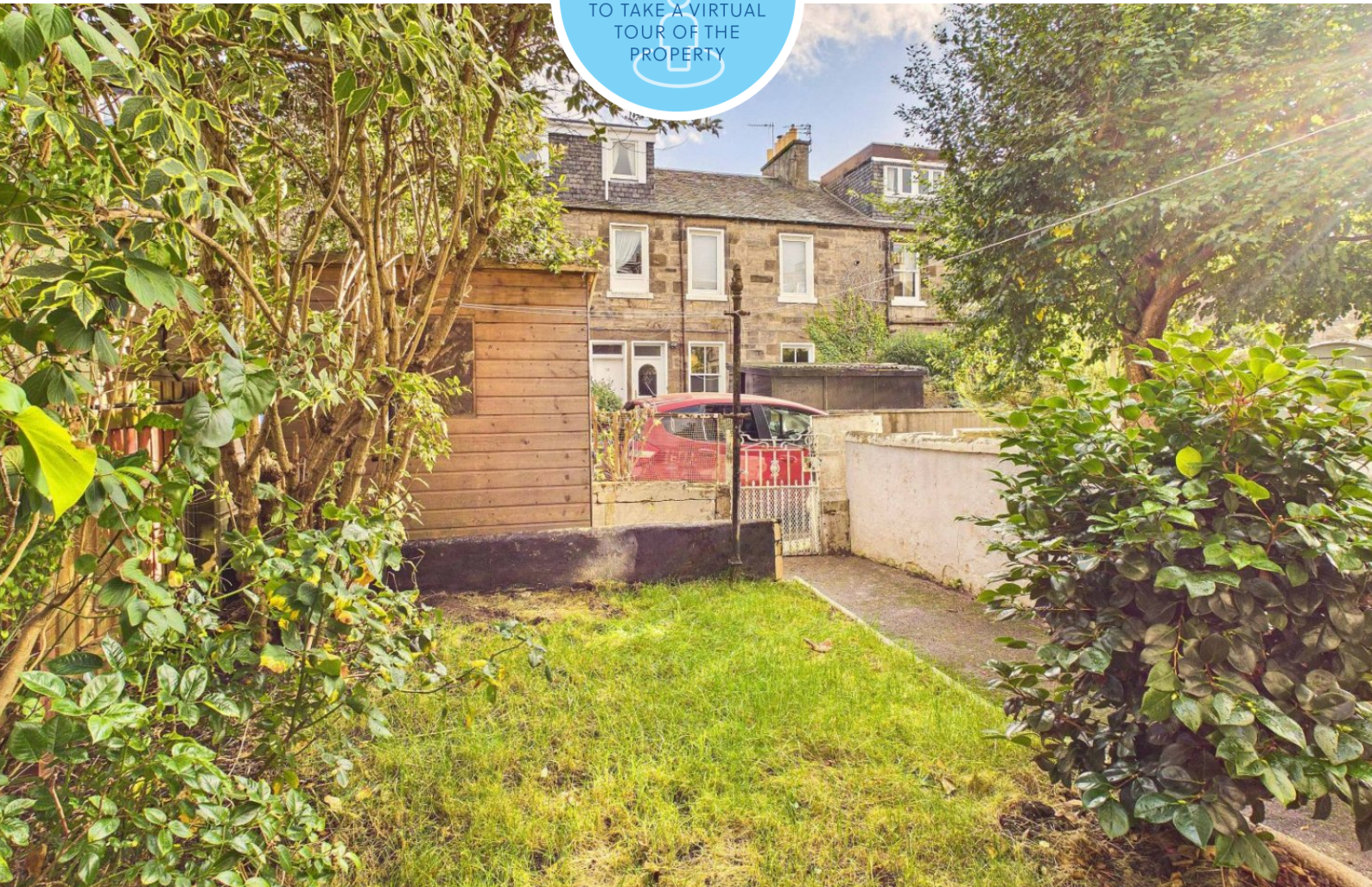
Bathroom

21 ASHVILLE TERRACE

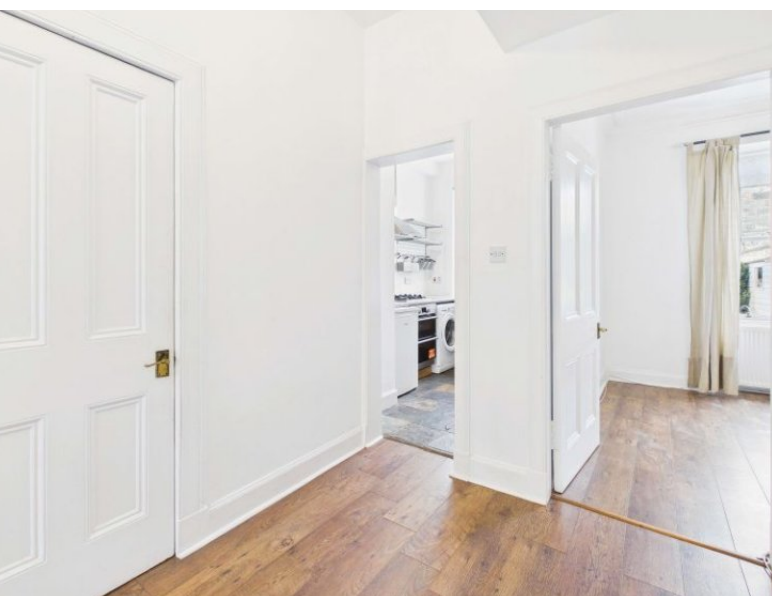
Enjoying a desirable position beside Leith Links, 21 Ashville Terrace is ideally placed to enjoy one of Edinburgh's most vibrant and well-connected neighbourhoods. The property is a well-presented one-bedroom colony flat, with a private entrance, generous living / dining room, separate breakfasting kitchen, double bedroom, bathroom and useful hall storage. A private front garden and unrestricted on-street parking add further appeal. The expansive green space of Leith Links is close at hand, while the independent shops, cafés, restaurants and bars of Leith Walk and The Shore offer an excellent choice of places to shop, dine and socialise. Frequent bus and tram services provide convenient connections to Edinburgh city centre, Waverley Station and Edinburgh Airport, making this an appealing location for commuters and city professionals alike. Extras: All fitted floor and window coverings, light fittings, kitchen appliances and garden shed are included in the sale.

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PROPERTY



RECEPTION ROOMS & LIVING SPACE





FEATURES

- Colony flat in sought-after Leith Links
- Bright accommodation and neutral interiors
- Private main entrance
- Vestibule and hall with storage
- Generous living room / dining room
- Galley-style breakfasting kitchen
- Spacious double bedroom
- Family bathroom
- Private front garden with garden shed
- Unrestricted on-street parking





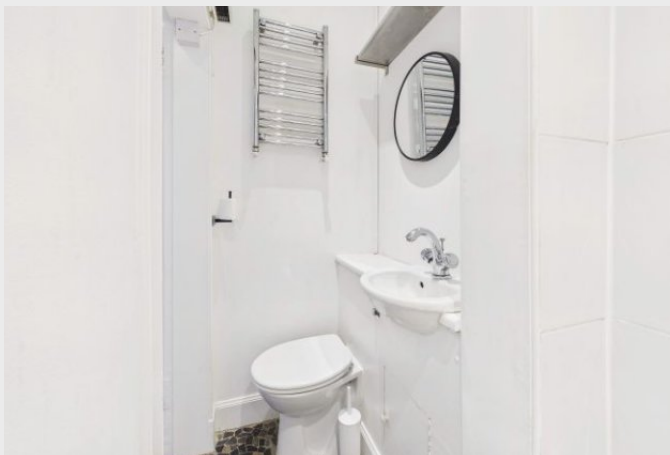


THE BEDROOMS
& BATHROOMS



LEITH LINKS, EDINBURGH

Situated approximately two miles northeast of the city centre, the area of Leith Links forms part of Edinburgh's increasingly popular Leith district, which recently featured on The Times' list of 'Coolest places to live in Britain'. The Port of Leith, with its proud identity and sense of community, boasts a fascinating heritage, with many of the old bonded warehouses and grand merchant buildings having been given a new lease of life as part of a comprehensive regeneration project. Residents enjoy the open green spaces of Leith Links and Claremont Park right on their doorstep. These are home to children's play areas, football pitches, tennis courts, a cricket pavilion, and a community croft. Meanwhile, the services and amenities around Great Junction Street and Leith Walk are minutes' walk away, and just around the corner is The Shore: a cosmopolitan hotspot of artisan cafés, trendy bars, traditional pubs, and award-winning restaurants. More extensive shopping is available at Ocean Terminal shopping centre, which accommodates a cinema complex, a 24-hour gym and over fifty high-street stores. Primary and secondary schooling is provided locally and the area benefits from fantastic public transport links travelling across the city and beyond, as well as swift and easy access to the A1 and Edinburgh City Bypass. In addition, a tram link along Constitution Street provides the area with a direct commute through the city centre to Edinburgh International Airport.



VIEWING BY APPOINTMENT ONLY
WITH GILSON GRAY ON 0131 516 5366

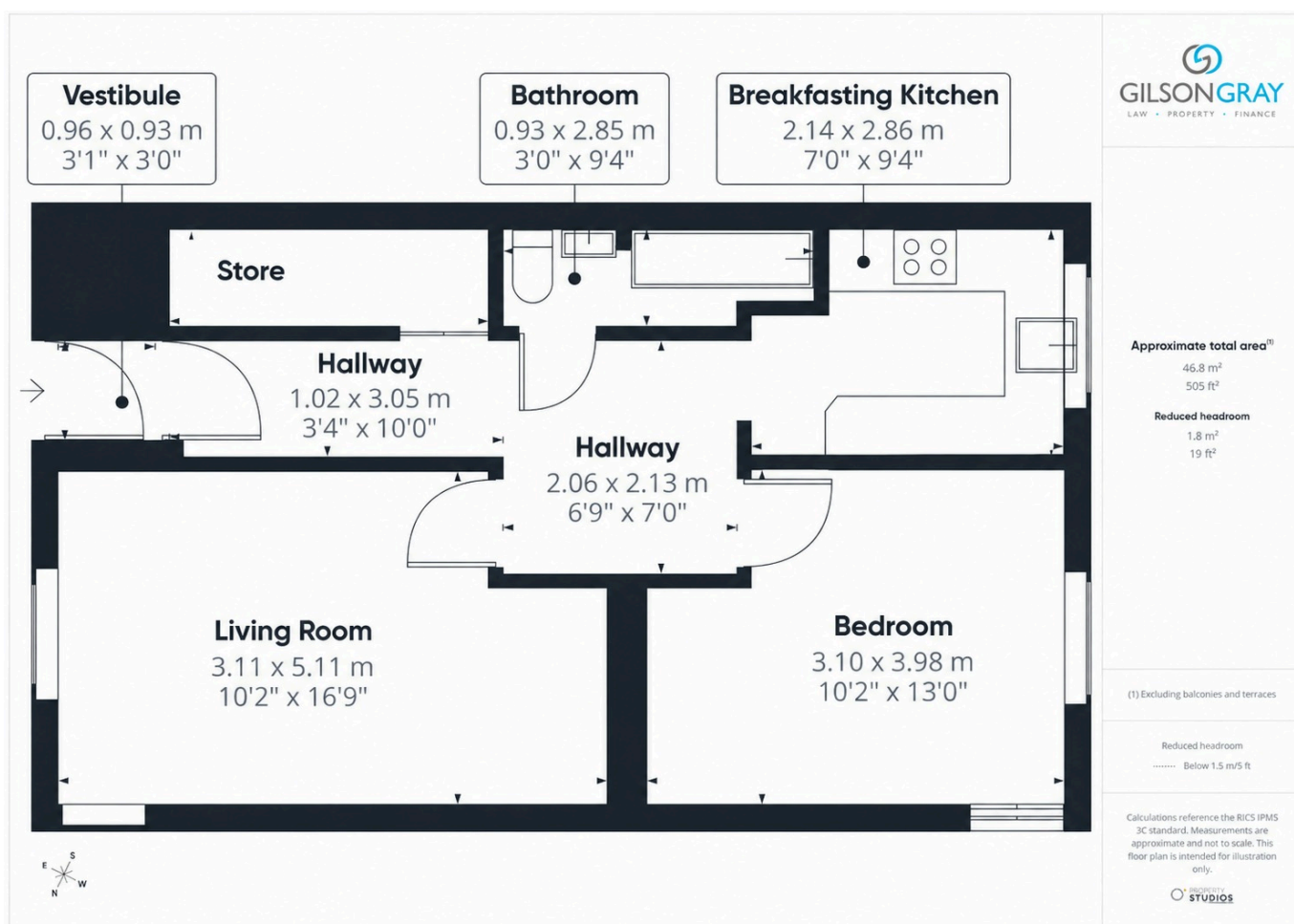
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