

A two-story stone building with a green door and a garden. The building has a light-colored stone facade and three windows on the upper floor. The ground floor features a green door with a small sign above it, and a large window to the left. The garden is filled with various plants, including a large green bush, a wooden bench, and several potted plants. The overall scene is bright and sunny.

COULTERS[®]

2 ASHVILLE TERRACE

LEITH LINKS, EDINBURGH, EH6 8DD

 2 BED

 2 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Tucked away at the end of Ashville Terrace, this stylish and immaculately presented double upper maindoor colonies flat enjoys a tucked-away position in the Leith Links area. Beautifully maintained and full of character, the property combines charming period features with thoughtful additions, including a smart new shower room and useful hall storage installed by the current owner.

The gorgeous sitting room is flooded with natural light, with working shutters framing the windows and decorative cornicing overhead. A beautiful stone fireplace provides an attractive focal point, complementing the room's traditional character.



KEY FEATURES



Extremely stylish, immaculately presented double upper.



Two bright double bedrooms.



Delightful private garden.



Unrestricted on street parking.



Located in the popular area of Leith Links.



Excellent amenities nearby.



EPC Rating - C



Council Tax Band - D



To the rear, the generous kitchen and dining room is fitted with wall and base-mounted cabinetry along two walls, leaving ample space for a large dining table and chairs. Appliances include an induction hob, electric oven, extractor hood, dishwasher, fridge/freezer and washing machine.

Also on this level, a charming book nook beneath the stairs offers an ideal space for reading or working from home.

A convenient WC completes the first-floor facilities.





MORE INFORMATION

The upper floor accommodates two well-proportioned double bedrooms. Bedroom one benefits from fitted wardrobes, shelving and a dedicated desk area, while a hall storage cupboard provides access to the attic space. The contemporary shower room has been smartly finished, with a generous shower enclosure, WC, wash hand basin and striking floor tiling.

Heating and hot water are provided by gas central heating, and the property benefits from timber-framed double glazing.

To the front, a south-west-facing private garden provides a pleasant outdoor space, mainly laid with stone chippings and bordered by established planting. A garden shed offers additional storage, while unrestricted on-street parking is available outside.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. The wall mounted shelving in the sitting room and under the stairs is not currently included in the sale.

Some additional items, including the wall mounted shelving may be available by separate negotiation.









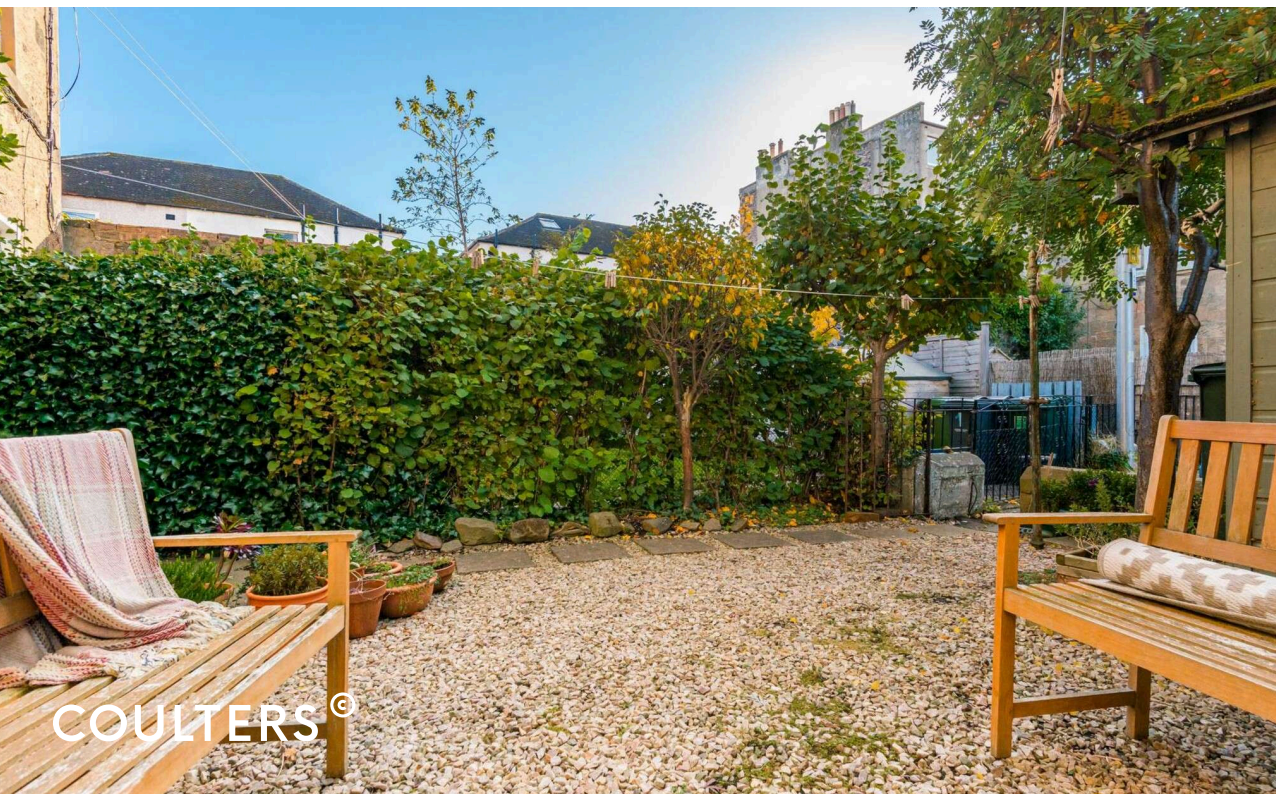
THE LOCAL AREA

The cosmopolitan area of Leith is a vibrant and popular district with an exceptional variety of leisure, dining and retail choices.

Situated a short distance to the north of Edinburgh's City Centre, the area is well connected by both buses and trams. Leith Links is a wonderful spot for walking and running and offers sports pitches and tennis courts.

The exciting Shore area boasts Michelin starred restaurants and numerous trendy bars. Daily shopping needs are met by a mix of convenience stores and grocers whilst a large Tesco sits at the foot of Leith Walk.

Superb transport links ensure that a regular bus and tram services take you swiftly into the City Centre, to Waverley train station and onwards to Edinburgh Airport.

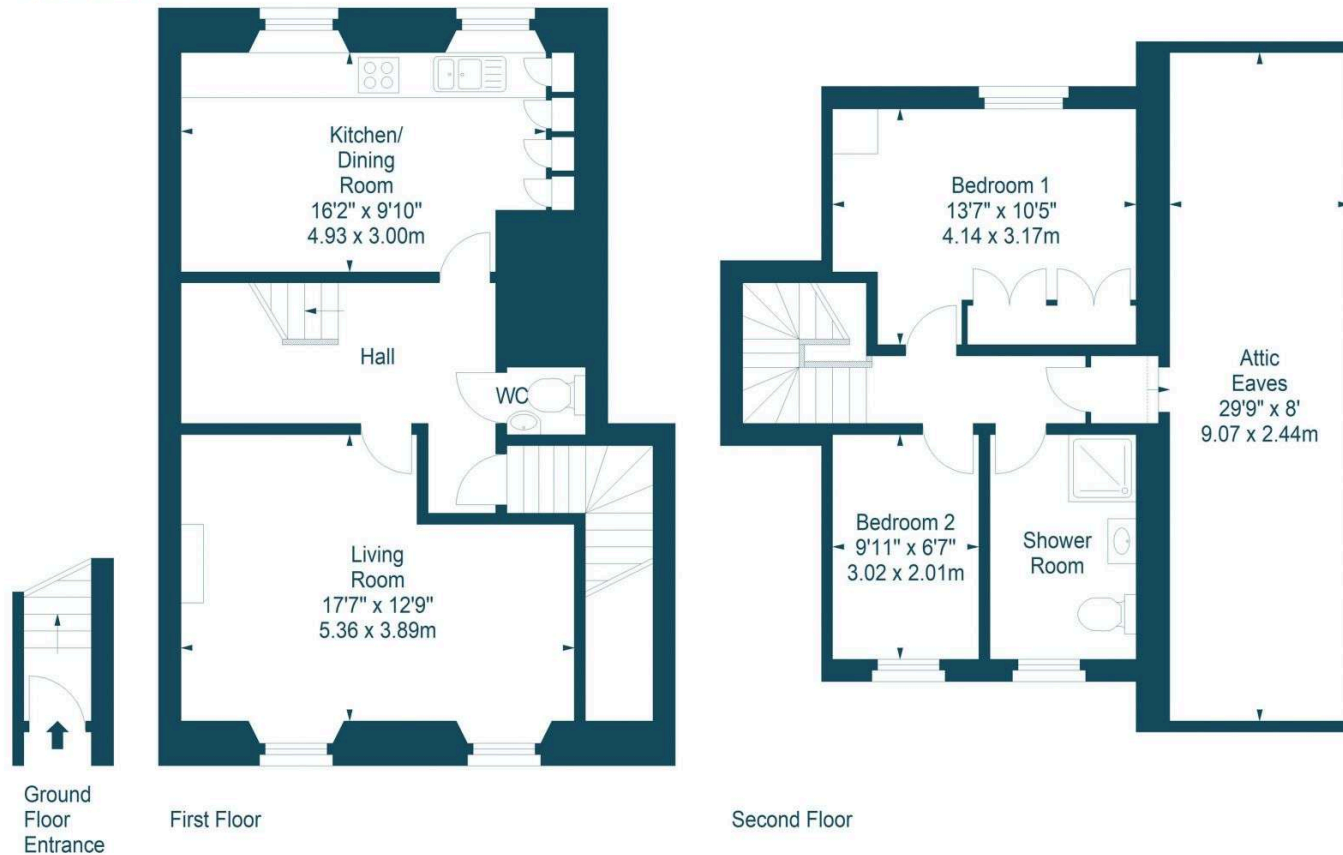


HOME REPORT VALUATION: £370,000

Ashville Terrace,
Edinburgh,
Midlothian, EH6 8DD



Approx. Gross Internal Area
1198 Sq Ft - 111.29 Sq M
(Including Attic Eaves)
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.