Blair Cadell
solicitors + estate agents

38/6 Ashley Terrace
Edinburgh EH11 1RY

Offers Over £370,000

- Three bedroom tenement flat
- Bay window lounge with period features
- Modern dining kitchen
- Three bedrooms
- Family bathroom with electric shower over bath
- Communal gardens
- Residents permit parking

Council Tax Band: D
Tenure: Freehold

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Superb three bedroom tenement flat

38/6 Ashley Terrace is a superb three-bedroom tenement flat, ideally situated within the highly sought-after Shandon area of the city. Offering spacious and well-proportioned accommodation, this attractive property enjoys a convenient location just moments from an excellent range of local amenities and transport links. Combining generous living space with a desirable location, this exceptional home is sure to appeal to a wide range of buyers.

The accommodation is offered in walk in condition and comprises; a welcoming entrance hallway, complete with useful storage. The attractive bay-windowed lounge boasts attractive period features including ornate cornicing, a decorative ceiling rose, Edinburgh press and feature fireplace, creating a charming and inviting space in which to relax and unwind. The modern dining kitchen is fitted with a range of wall and floor-mounted units, a gas hob and oven, and a useful pantry cupboard. offering a great combination of style and practicality, the space is ideal for everyday living as well as entertaining family and friends. There are two well-proportioned double bedrooms, along with a versatile third bedroom which would make an ideal home office, study or guest bedroom. Completing the accommodation is a bathroom fitted with a three-piece suite and mains-powered shower over the bath. Further benefits include gas central heating and double glazing throughout, ensuring comfort all year round.

Externally, the property enjoys access to a large communal rear garden, providing a pleasant outdoor space for residents to enjoy, together with the added convenience of residents' permit parking.

Located just 1.5 miles from Edinburgh city centre, Shandon is a highly desirable neighbourhood. Residents enjoy access to excellent outdoor spaces, including the scenic Union Canal and the much-loved Harrison Park ideal for walking, cycling, and family outings. Nearby Craiglockhart Sports & Tennis Centre offers extensive leisure facilities, while Fountain Park Leisure Complex provides entertainment with a cinema, gym, and a variety of restaurants.

For everyday needs, there us an excellent selection of nearby shops including Margiotta, a 24-hour ASDA, Sainsbury’s, Lidl, Aldi, and the Edinburgh West Retail Park. The area also enjoys excellent transport connections, with numerous bus services providing easy access to the city centre and Haymarket, where local train and tram links are available. In addition, the city bypass is conveniently close, ensuring quick and straightforward travel around Edinburgh and beyond.

Viewing By appointment 0131 337 1800









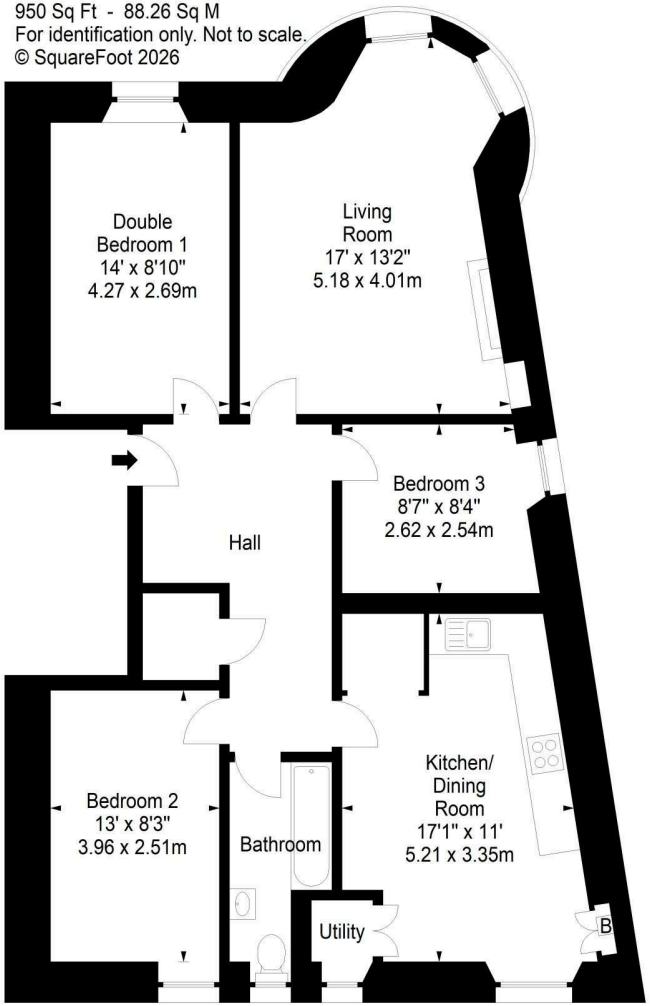




Ashley Terrace,
Edinburgh,
Midlothian, EH11 1RY

SquareFoot

Approx. Gross Internal Area
950 Sq Ft - 88.26 Sq M
For identification only. Not to scale.
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Third Floor





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