

25 ASHVILLE TERRACE

LEITH LINKS, EDINBURGH, EH6 8DD

2 BED | 1 BATH | 1 PUBLIC





TAKE A LOOK INSIDE

Situated within the distinctive Colonies development just off Leith Links, 25 Ashville Terrace is an appealing two-bedroom upper villa, offering thoughtfully arranged interiors and a distinctive blend of characterful finishes. The property benefits from an open-plan sitting room and kitchen, a separate utility cupboard, a useful additional WC and a well-appointed bathroom.

KEY FEATURES

- Charming and stylish upper flat.
- Two bedrooms
- Private front garden.
- Unrestricted on street parking.
- Within walking distance of a tram stop.
- Excellent independent amenities nearby.
- EPC Rating - C
- Council Tax Band - C









The property is entered via a private entrance on the ground floor, leading to the flat on the first floor. The open-plan sitting room and kitchen form a sociable living space. The kitchen is fitted with attractive muted green cabinetry, wooden worktops and open shelving, with a breakfast bar providing a natural divide between the kitchen and sitting area.

There are two bedrooms, with the principal double bedroom featuring a log burning stove and offering space for a double bed and additional furniture. The second bedroom is a versatile room, suitable for use as a single bedroom or home office.

The bathroom has a unique freestanding roll-top bath, wash basin and attractive traditional-style finishes. A separate WC is located off the hall, alongside a useful utility cupboard with space for a washing machine.





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THE LOCAL AREA

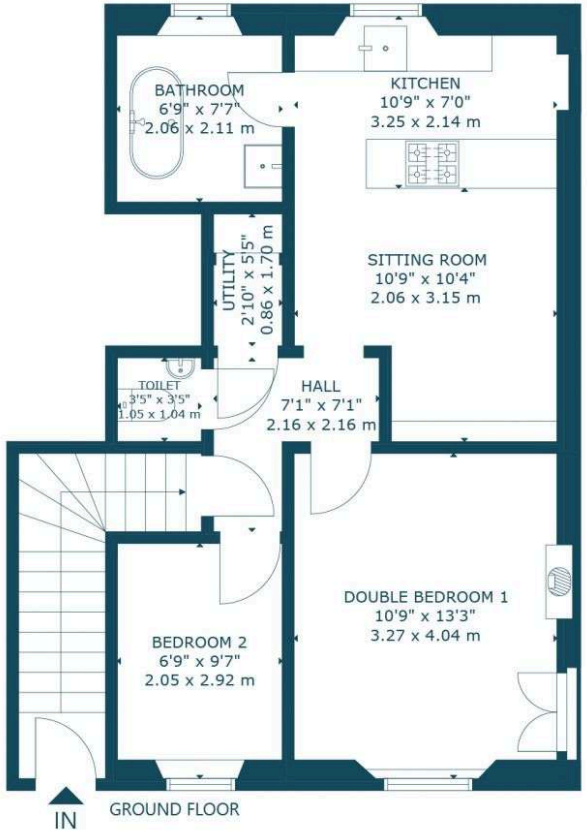
The cosmopolitan area of Leith is a vibrant and popular district with an exceptional variety of leisure, dining and retail choices. Situated a short distance to the north of Edinburgh's City Centre, the area is well connected by both buses and trams. Leith Links is a wonderful spot for walking and running 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.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

HOME REPORT VALUATION: £265,000


John Lewis
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25 Ashville Terrace, Edinburgh, EH6 8DD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 474 SQ FT / 44 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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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.