

## 9 Ashley Terrace Edinburgh EH11 1RF

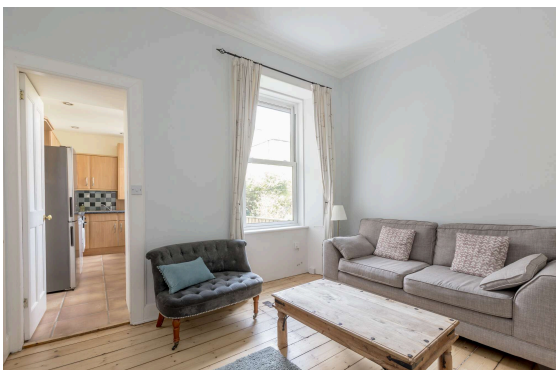
**Offers Over £315,000**

- Living/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and appliances included
- Two double bedrooms
- Bathroom fitted with three-piece suite and electric shower over the bath
- Gas central heating and double glazing
- Private gardens to front and rear
- On-street permit parking

**Council Tax Band: D**

**Tenure: Freehold**

**Shared Ownership: No**





## Flat

Blair Cadell are delighted to bring to market this charming traditional lower colony flat, forming part of the desirable Shandon Conservation Area. Rich in character and retaining a wealth of original period features—including beautiful ornate cornicing—this delightful property offers an ideal opportunity for first-time buyers or those looking to downsize.

The accommodation comprises a welcoming entrance vestibule with original tiled flooring, leading into a spacious and inviting living/dining room that is perfect for entertaining guests. This room also provides access to a large cellar, offering excellent additional storage. The kitchen is fitted with a range of floor and wall-mounted units, a gas hob, electric oven, and integrated appliances which are included in the sale. To the front of the property is a stunning bay-windowed double bedroom featuring detailed cornicing and abundant natural light. A second double bedroom is situated quietly to the rear, offering a peaceful retreat. The bathroom is fitted with a three-piece suite and an electric shower over the bath. Further benefits include gas central heating throughout, private gardens to both the front and rear, with the south-facing rear garden featuring a patio area ideal for enjoying sunny evenings. A garden shed provides useful outdoor storage, and residents' on-street parking is readily available.

Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools that include the popular Craiglockhart Primary, Boroughmuir and George Watsons College. Shopping can be found at the Edinburgh West Retail Park, a 24 Hr ASDA, Sainsbury's superstore plus Lidl and Aldi stores. The area boasts a wide variety of recreational facilities that include Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre and Fountain Park Leisure Complex which has a range of restaurants, cinema and a Nuffield health centre as well.

**Viewing by appointment on 0131 337 1800**





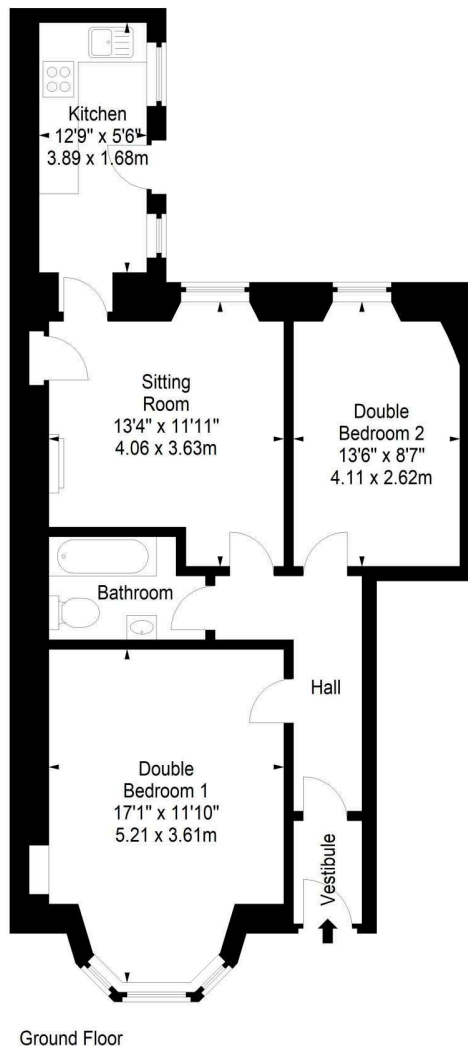




# Ashley Terrace, EH11 1RF



Approx. Gross Internal Area  
662 Sq Ft - 61.50 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
Tel: 0131 337 1800  
Fax: 0131 337 1118

DX ED 92, Edinburgh  
E-mail: [property@blaircadell.com](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)



rightmove

OnTheMarket

**BlairCadell**  
solicitors + estate agents