

**67 3F2 Ashley Terrace
Edinburgh EH11 1RU**

Offers Over £380,000

- Traditional tenement flat
- Bright & Spacious bay window lounge
- Dining kitchen with utility room
- Two double bedroom plus box
- Family bathroom with three piece suite plus shower
- Double glazing & Gas central heating
- Communal gardens
- Residents on street permit parking

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: N

Shared Ownership: N



Traditional Third Floor Flat

Blair Cadell are delighted to present this bright two bedroomed plus boxroom, tenement flat situated in the sought after Shandon area of the city. Offering spacious accommodation located just moments from excellent local amenities and transport links, this exceptional home shall appeal to a wide range of buyers.

The accommodation comprises a welcoming entrance hallway with useful storage, leading to a spacious bay-windowed lounge enjoying picturesque views. A decorative fireplace adds charm and character, creating the perfect space for relaxation. The generous kitchen/diner offers an ideal setting for entertaining, featuring a range of wall and floor-mounted units and a spacious pantry cupboard providing ample storage. A separate utility room offers additional convenience and further storage space. There are two well-proportioned double bedrooms, while the bathroom is fitted with a three-piece suite and an electric shower over the bath. The box room provides a versatile space, ideal for use as a home office or guest room. Further benefits include gas central heating and double glazing throughout, ensuring energy efficiency and year-round comfort. Externally, a large communal garden to the rear provides a peaceful outdoor retreat, and residents' permit parking is readily available.

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 is 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

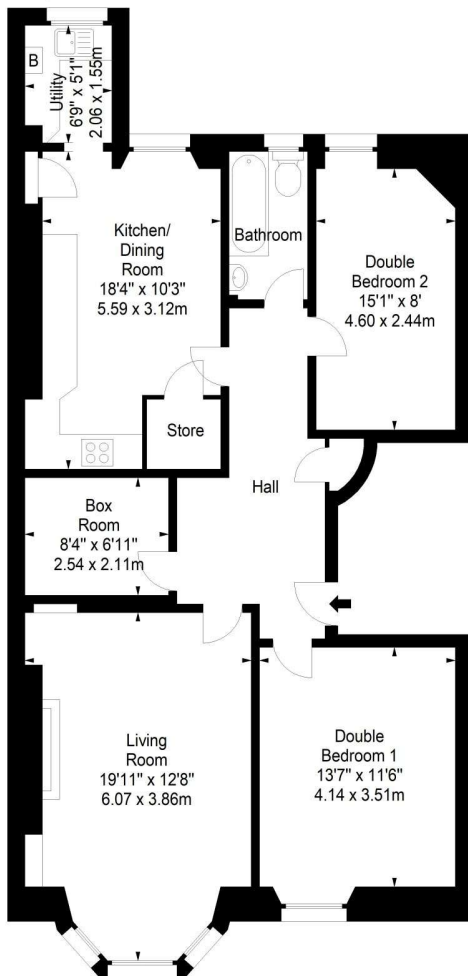




Ashley Terrace,
Edinburgh,
Midlothian, EH11 1RU



Approx. Gross Internal Area
1021 Sq Ft - 94.85 Sq M
For identification only. Not to scale.
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Third Floor



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