



31/3 Ashley Terrace
Shandon, Edinburgh, EH11 1RE



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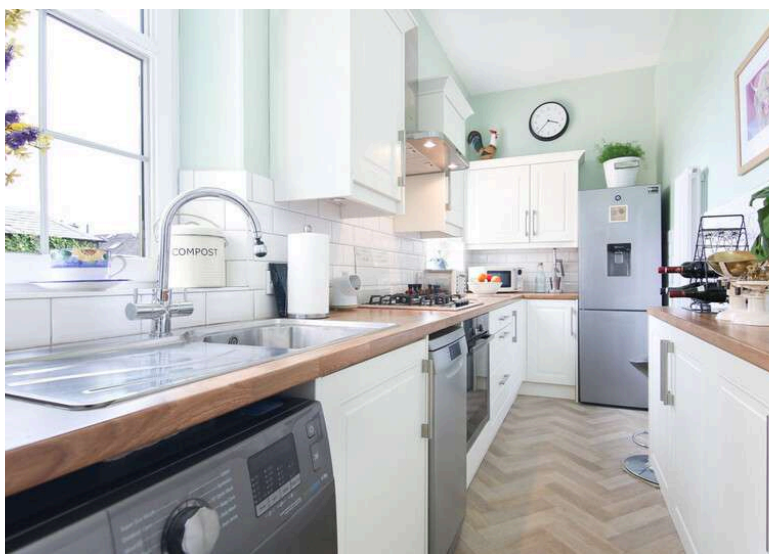
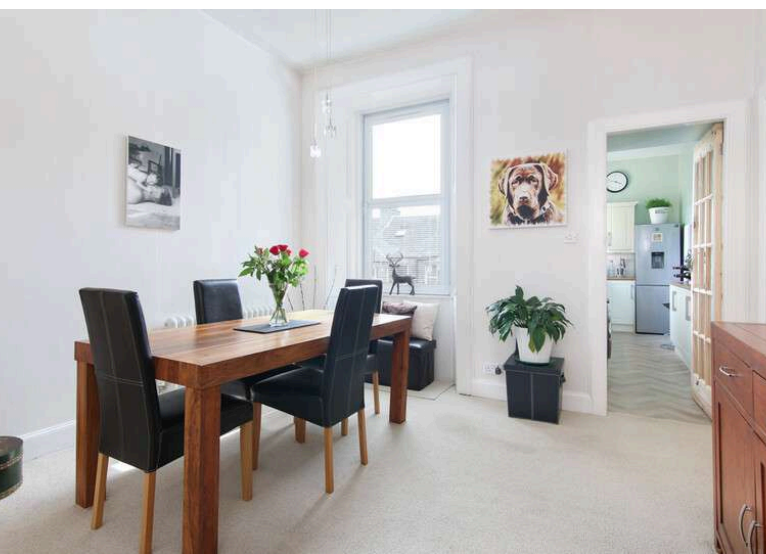


31/3

Ashley Terrace

Lying approximately three miles west of Edinburgh city centre, this lovely first/top floor flat offers generous and flexible accommodation.

- Twin windowed sitting room/bedroom
- Generous dining room/sitting room
- Kitchen w/modern Shaker-style cabinets
- Two double bedrooms
- Family bathroom & separate shower room
- Large partially floored loft
- Gas central heating & double glazing
- Private garden & residents' permit parking



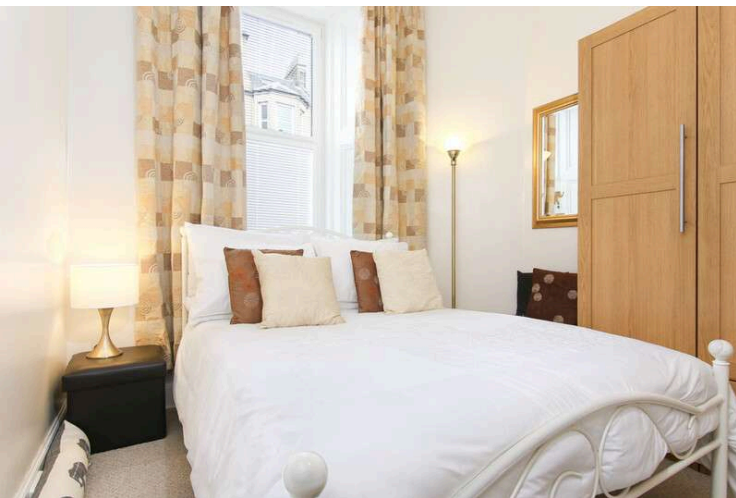
Offers Over: £335,000
Home Report: £350,000
EPC Rating: C
Council Tax: D
Tenure: Freehold



31/3 Ashley Terrace lies in the Shandon district of Edinburgh and is perfect for professionals and families alike, thanks to its location and versatile accommodation.

Approached off a well-kept stair with secure entryphone system, the front door of this first/top floor property opens into a welcoming hallway. The sitting room is flooded with light from twin windows (with wooden surrounds) and features a handsome fireplace, ceiling cornicing and rose, and an Edinburgh press. The room allows for various configurations and could be utilised as a bedroom, turning the dining room into a sitting room. The dining room, also with an Edinburgh press and with a good sized storage cupboard, leads to the galley kitchen, which is fitted with modern Shaker-style wall and base cabinets, along with a range of appliances. Returning to the hall, there are two double bedrooms, a shower room, family bathroom (with overhead shower) and an access hatch with Ramsay ladder to a large, partially floored loft providing excellent storage and the potential to extend the property.

Extras: To include all fitted carpets and fitted flooring, light fixtures (with the exception of the chandelier in the lounge), the oven, hob and cooker hood. Other items may be available by separate negotiation.



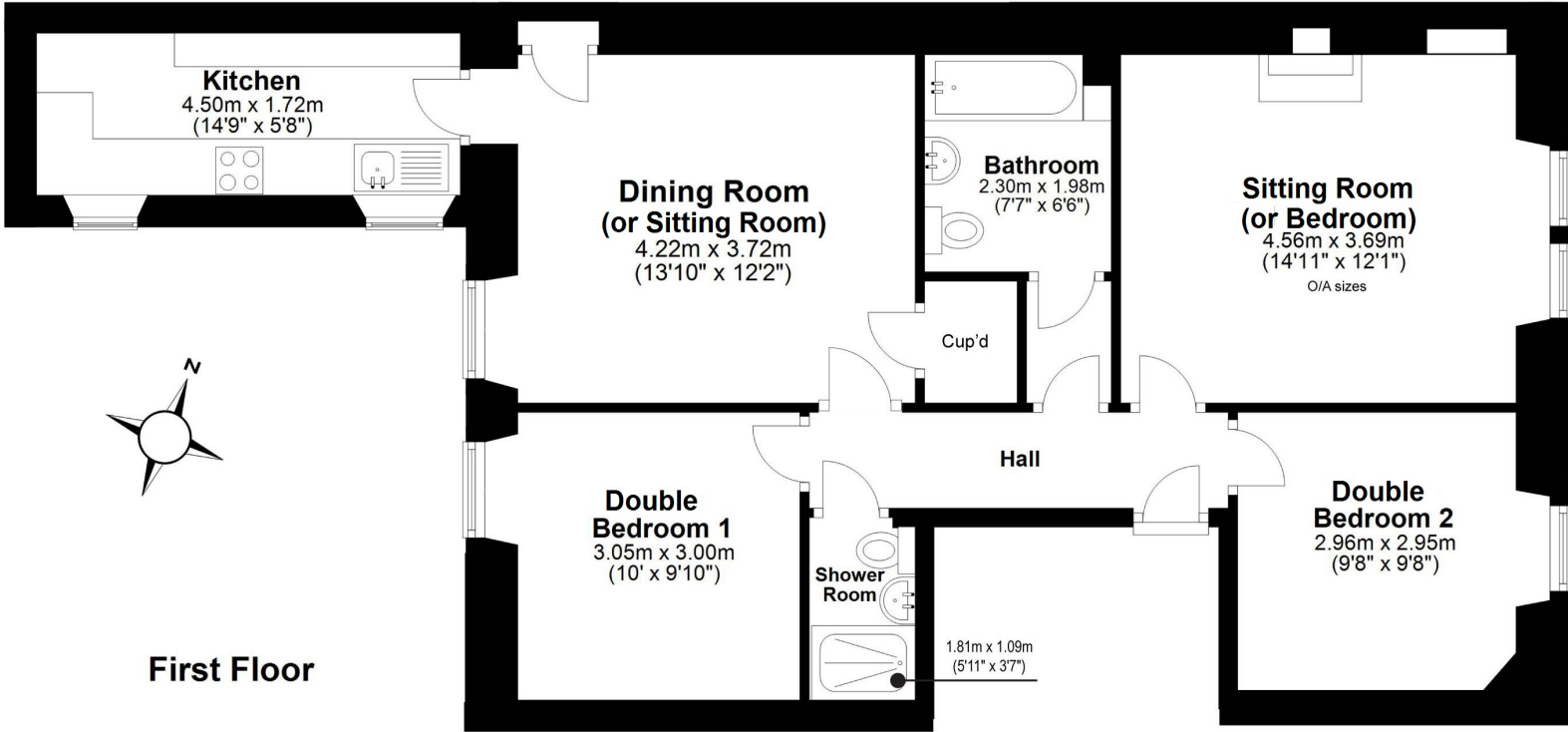
Lying approx. three miles west of Edinburgh city centre, Shandon is steeped in history and is home to a conservation area.

The area is well served by a range of local amenities, with more extensive shopping facilities in neighbouring Gorgie. Furthermore, bustling Morningside Road, with its independent retailers and thriving café culture, is just a short walk away.

Fountain Park leisure complex is near by, where you will find a multi-screen cinema, bowling alley, gym, various family restaurants and pubs under one roof. Residents of Shandon can also take a stroll in tranquil Harrison Park or cycle along the Union Canal into the city centre.

Shandon is within the catchment area for excellent state schools, and the area is also well placed for some of the capital's finest private schools, particularly the Edinburgh Rudolf Steiner School and George Watson's College as well as Napier University's Craiglockhart Campus.

Popular with young professionals thanks to its close proximity to the city centre, Shandon enjoys superb public transport links across the capital, as well as swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.



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