

# 64/2 Ashley Terrace

POLWARTH, EDINBURGH, EH11 1RU



*Charming two-bedroom tenement  
flat in the heart of Polwarth*



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Located in the ever-popular Polwarth area of Edinburgh, this charming two-bedroom first-floor flat forms part of a traditional tenement boasting beautiful original features blended seamlessly with tasteful modern finishes. Enjoying a light and airy feel throughout, the property offers an excellent layout ideal for first-time buyers, professionals, and families.

# THE LIVING ROOM



The welcoming hallway leads to a bright and spacious living room.



# THE KITCHEN



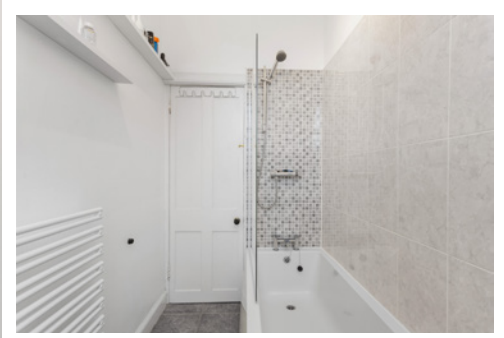
A separate fitted kitchen sits quietly to the rear.





There are two generous double bedrooms, and bedroom 1 is complemented by a practical utility room offering additional storage and convenience. Each well-proportioned and versatile, along with a useful box room ideal as a home office, dressing room, or nursery. Completing the accommodation is a modern bathroom and ample storage throughout.

## THE BATHROOM





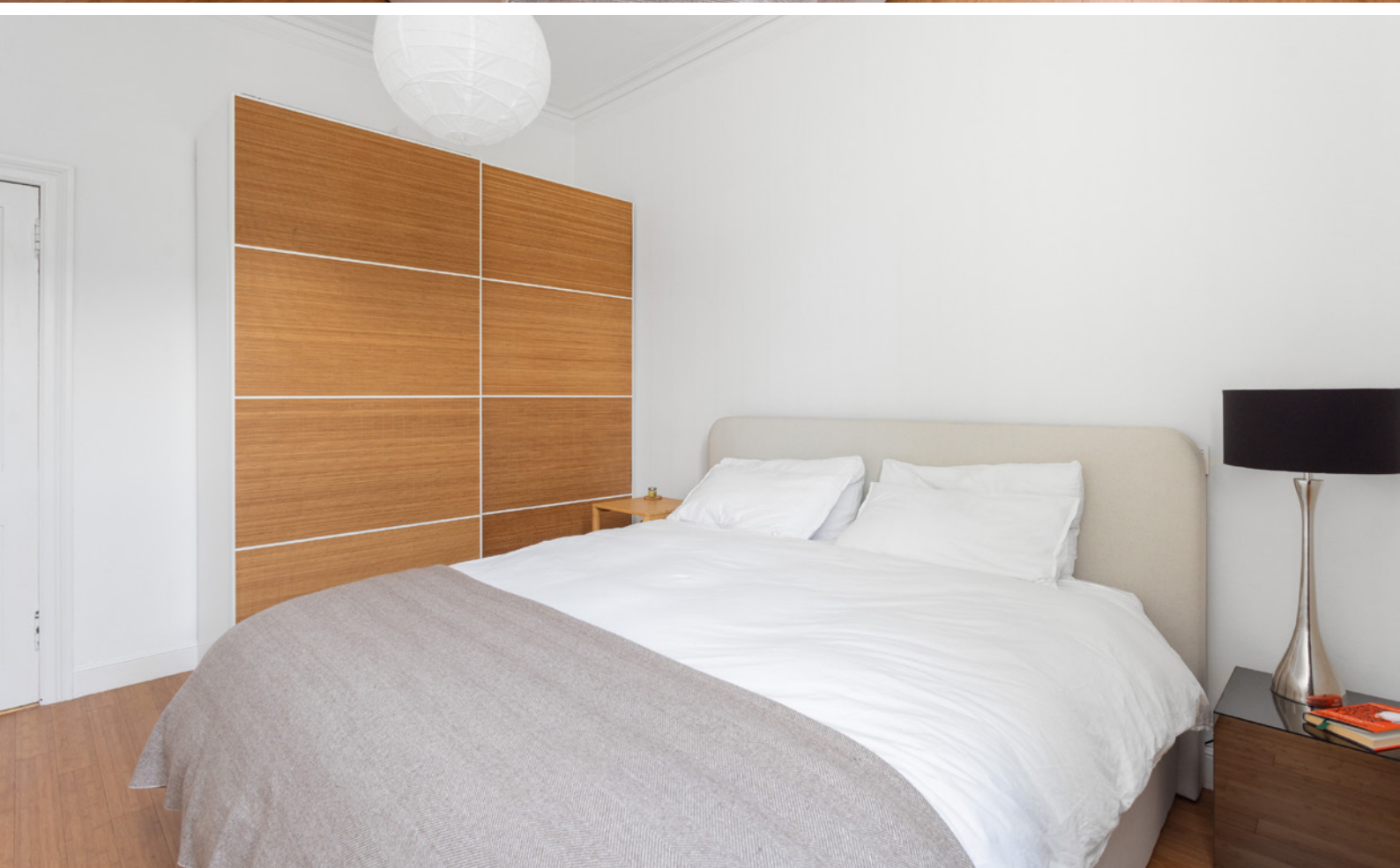
# BEDROOM 1 & UTILITY



complemented by a practical utility room  
offering additional storage and convenience



# BEDROOM 2





Externally, residents benefit from access to a well-maintained communal rear garden, perfect for outdoor relaxation. On-street permit parking is available.

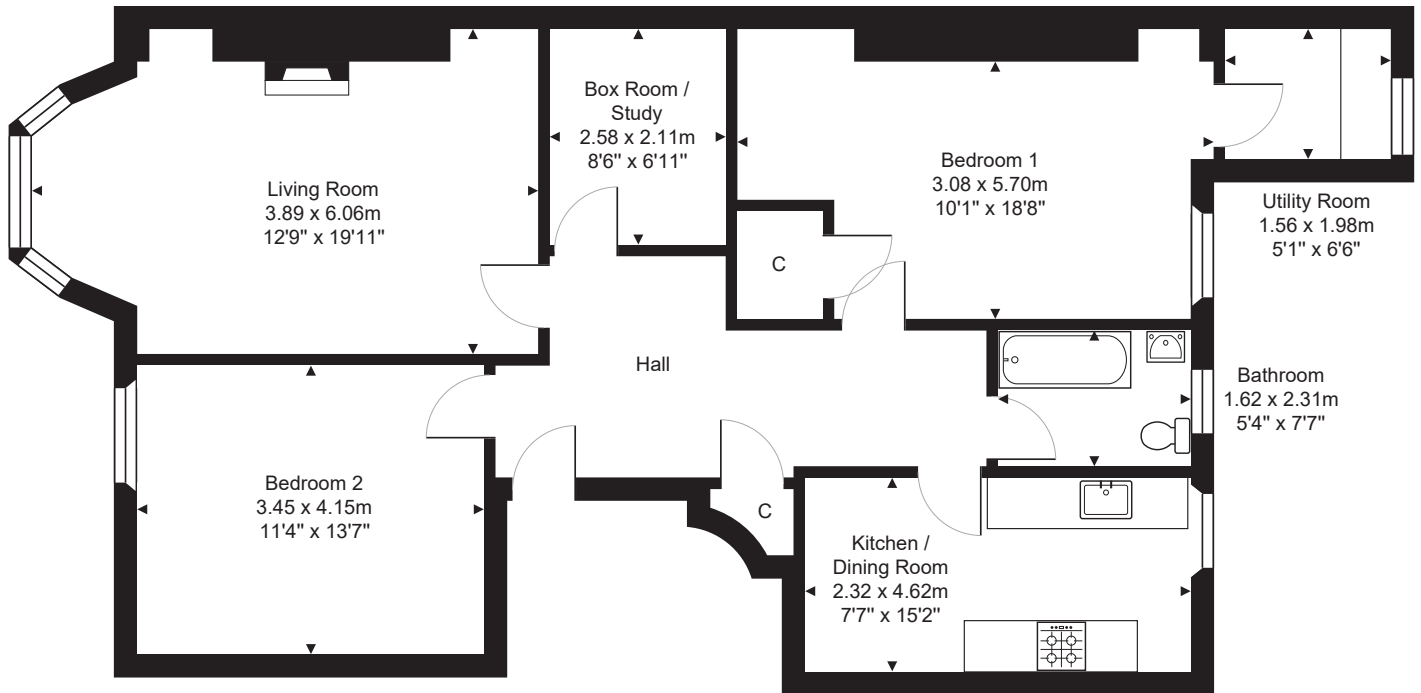
Situated moments from excellent local amenities, cafés, green spaces, and frequent transport links into the city centre, this stylish flat combines period charm with contemporary comfort, an opportunity not to be missed.

# EXTERNALS



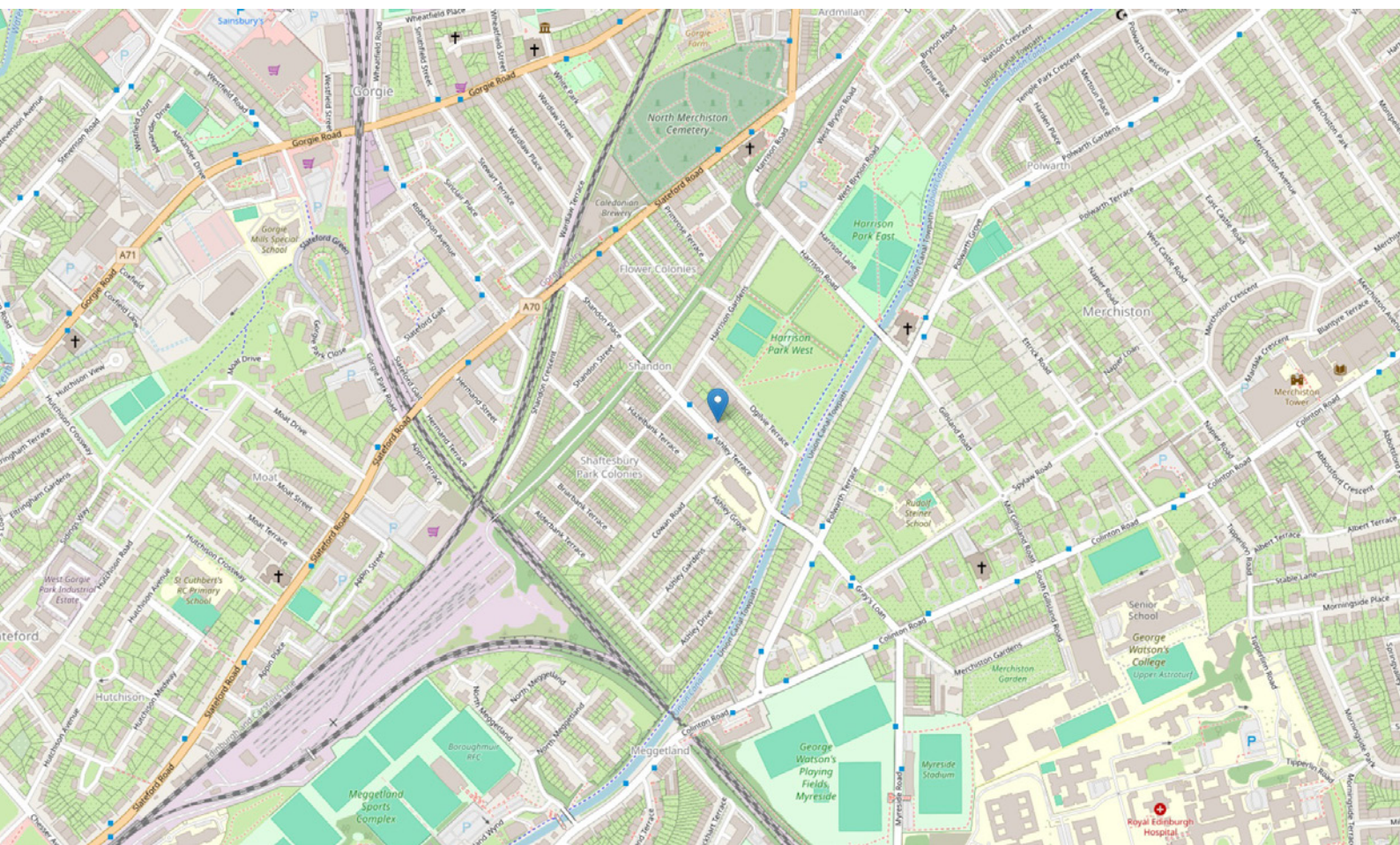


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 93m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Shandon is a highly sought-after residential district lying to the Southwest of the City Centre and located in close proximity to the West End and Princes Street. In the immediate vicinity, there is a wide choice of shopping facilities, and these can supply all daily requirements. Should more specialised shopping be required, the nearby areas of Morningside and indeed the City Centre can be accessed by foot, car or public transport and here, a greater range of facilities can be found. In style and appeal, it is extremely similar to Morningside, Marchmont and Bruntsfield and comprises mainly substantial Edinburgh tenement properties dating back to before the turn of the 20th century.





Local shopping is as convenient as it is extensive. Ashley Terrace is home to a mix of local shops and services, giving the street a lively, community-focused feel. You will find convenience stores, florists, and cafés, providing cosy spots to relax with coffee and snacks. The street also hosts practical services such as accountants, upholsterers, as well as a photographers. Together, these shops and services make Ashley Terrace a charming blend of essentials and independent character.

The shopping centre at Polwarth also provides a great range of daily requirements, including a butcher, chemist, delicatessen, grocer, newsagent and off-licence to mention only a few. There is also a continental take away and the area is served very well by the local post office, just around the corner. It is, therefore, an exceptionally well-served area, but should more extensive facilities be required, they can be readily enjoyed nearby in Bruntsfield or at Tollcross or, for that matter, the city centre itself.

From here, the trip to Princes Street using one of the many and frequent bus services that pass through the area takes as little as ten to fifteen minutes via Tollcross and Lothian Road. Lothian Road is where Edinburgh's formal entertainment facilities tend to be very highly concentrated. Here, there are theatres and cinemas, all manner of restaurants and bars, indoor sports facilities and discotheques, all within walking distance. Fountain Park cinema complex, with its various bars and restaurants, is situated minutes walking distance from the property.

For those who prefer open-air recreational facilities, Harrison Park is nearby, whilst Bruntsfield Links and the Meadows can be very easily reached on foot. The nearby Union Canal walkway leads through the city and deep into open countryside.

From every point of view, this is an absolutely ideal residential district, well served locally and within the easiest possible reach of the city centre and all that it can provide.



  
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