





## 22/3 Ashley Place, Edinburgh, EH6 5GB

### Description

Beautifully presented and spacious first floor flat forming part of a luxury modern development close to the City Centre. The property is well maintained throughout and in move-in condition. There are well tended communal gardens, maintained by the factor, Ross & Liddell for approximately £90 per month. They also take care of the cleaning and maintenance of the other common areas. It also has secure parking within a residents' car park, gas central heating and double glazing.

The accommodation comprises:

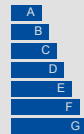
- Entrance hall with two storage cupboards
- Spacious open plan living / dining room / kitchen with oak style flooring and French doors onto a Juliet balcony
- The kitchen area is fitted with a range of white gloss wall and base mounted units with laminate worktops with tiled splashback and inset stainless steel sink; the appliances include an electric hob with extractor hood, electric fan oven, dishwasher and fridge freezer
- The spacious master bedroom has a Juliet balcony, built-in wardrobes and ensuite shower room with wash basin, WC and large shower enclosure with mains pressure shower.
- Good sized second double bedroom with built-in wardrobes and window
- The family bathroom is tiled and has a wash-basin, WC and bath with electric shower over



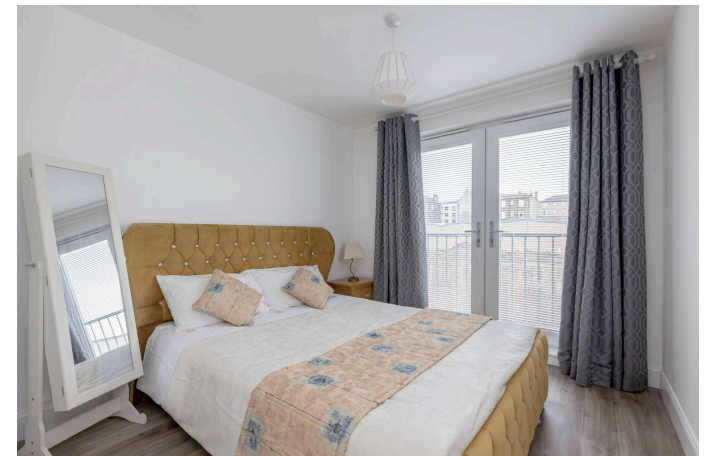
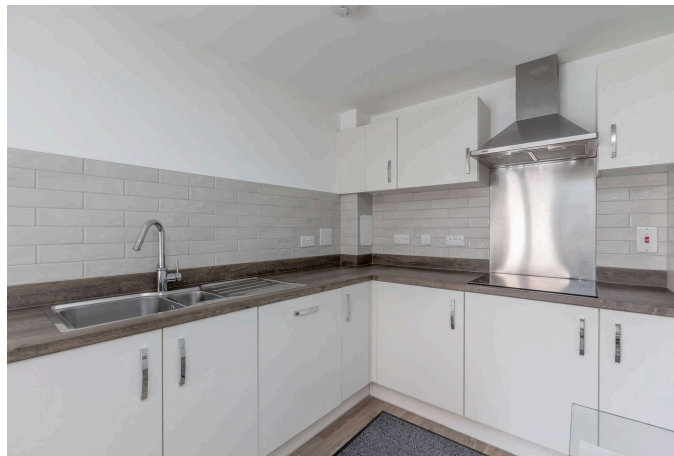
### VIEWING DETAILS

Please call DMD Law 0131 316 4666  
or check online for the up to date price  
information and viewing arrangements.

[WWW.DMDLAW.CO.UK](http://WWW.DMDLAW.CO.UK)



EPC RATING  
B



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### Location

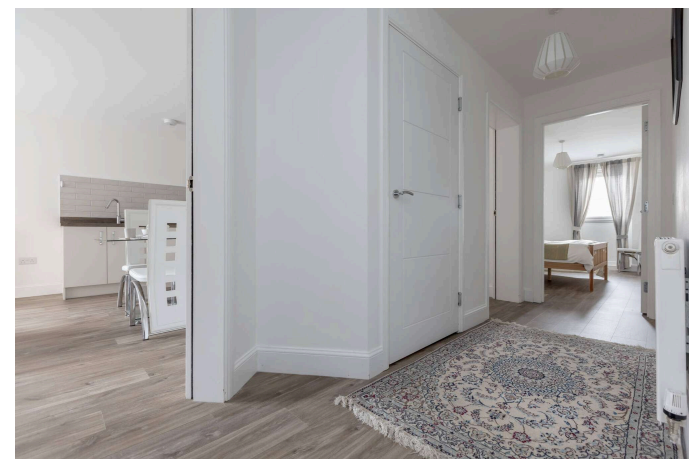
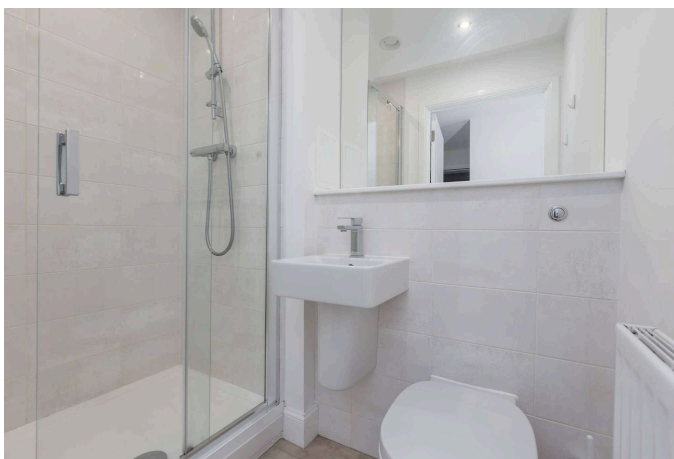
Bonnington is a popular area of Edinburgh which lies a mile north east of the city centre. There are excellent range of bars, cafes and restaurants in the vicinity particularly at Leith Walk and at the Shore area of Leith. Waverley Station, Princes Street and the new St James Quarter are within walking distance. Other amenities locally include the Omni Centre, Ocean Terminal Shopping Centre and Newhaven pier. Green spaces nearby include Pilrig Park and Leith Links and it is well placed for the network of local cycling routes. Frequent bus services operate to the City Centre and suburbs and it is well placed for the tram which runs to the airport.

### Extras

The fixed floor coverings, curtains, light fittings and kitchen appliances are included.

### Council tax

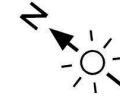
It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



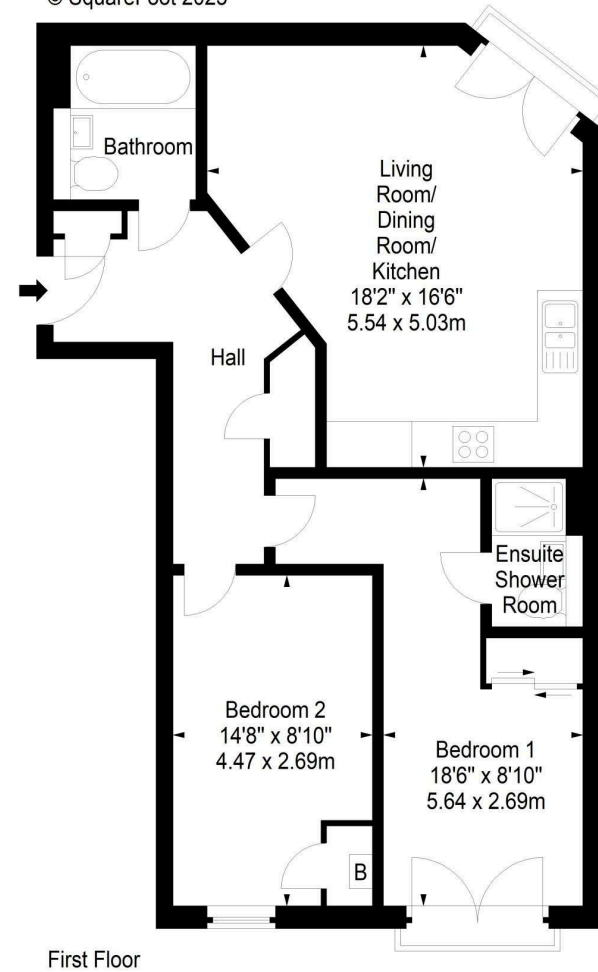




Ashley Place, EH6 5GB



Approx. Gross Internal Area  
743 Sq Ft - 69.02 Sq M  
For identification only. Not to scale.  
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**DMD** SOLICITORS &  
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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