

COULTERS®

52/9 ASHLEY TERRACE

SHANDON, EDINBURGH, EH11 1RX

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

52/9 Ashley Terrace is a beautifully presented third floor flat, forming part of a traditional stone built Victorian tenement building. The home has been lovingly upgraded by the current owners to create a stylish modern home, elegantly embracing period features with sophisticated modern fixtures and fittings.

The sitting room's bay window provides a superb view across the rooftops and across to the Pentlands, filling the room with natural light. A beautiful fireplace makes a lovely focal point in the room, along with an open press recess and a decorative cornice overhead.

KEY FEATURES



Beautifully presented top (3rd) floor Victorian, bay windowed tenement flat.



Two delightful, bright double bedrooms (one with dressing room/study)



Shared courtyard with drying area to the rear of the building.



Residents' on street permit holder parking.



Situated in the popular residential area of Shandon to the West of the city centre.



Short stroll to Harrison Park & the Union Canal.



EPC Rating - C



Council Tax Band - D



The sleek, modern fitted kitchen has both wall and base mounted cabinetry with durable wood effect worktops. The integrated appliances comprise: Neff induction hob, electric oven, extractor hood, dishwasher, microwave and a fridge freezer.

The principle double bedroom is located to the rear of the property with a soft fitted carpet underfoot. A handy dressingroom/study is located off the bedroom with an outlook to the rear. A second double bedroom also has a carpeted floor, with a simple yet attractive cornice overhead. The cheerful bathroom (with shower over bath, WC and wash hand basin) completes the internal accommodation. Heating and hot water are provided by gas central heating and there is double glazing. To the rear is a shared drying courtyard. Residents' permit holder parking is available on the street outside.





THE LOCAL AREA

Ashley Terrace is located in the popular area of Shandon to the southwest of Edinburgh. There are a wide range of amenities in the immediate area from local shops, cafes, bars and restaurants whilst larger supermarkets can be found at the Lidl on Slateford Road, ASDA Chesser or the Edinburgh West Retail Park which has a good selection of shopping facilities including a Costa Coffee and M&S Food Hall. Fountain Park is also a short distance with restaurants, a bowling alley, Vue cinema and Nuffield Health and Leisure facility.

Enjoying the outdoors could not be easier with direct access to the beautiful walkways and cycle network on the Union Canal and the open green space of Harrison Park.

In addition, the area is well connected by a great bus network and Slateford train station is just a twenty minute walk away. The city bypass is also easily accessible providing good links to the M8 and M9 motorway networks.

EXTRAS

The carpets, blinds and kitchen appliances are included in the sale price. Some additional items, including the curtains and washing machine may be available by separate negotiation.

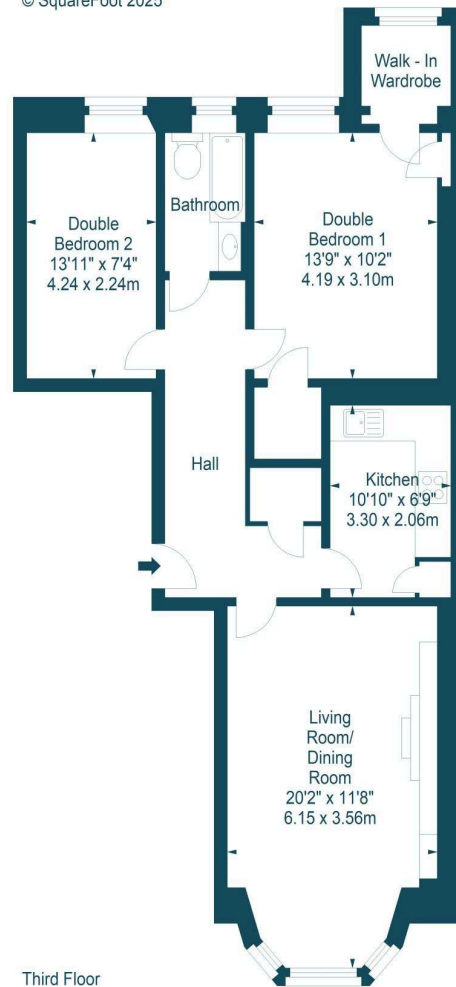




Ashley Terrace,
Edinburgh,
Midlothian, EH11 1RX



Approx. Gross Internal Area
766 Sq Ft - 71.16 Sq M
For identification only. Not to scale.
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Third Floor

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0131 603 7333



enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.