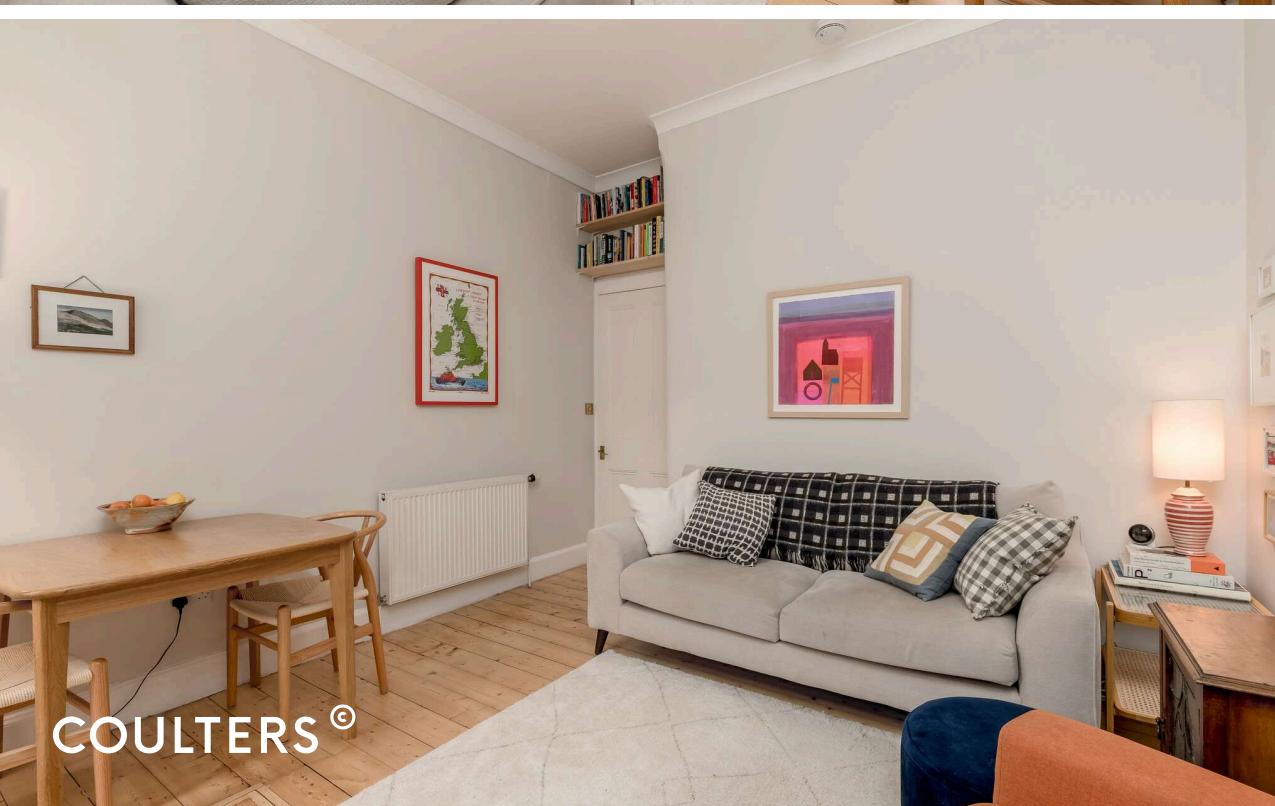


COULTERS®

# 21 ASHLEY TERRACE

SHANDON, EDINBURGH, EH11 1RE

2 BED 1 BATH 1 PUBLIC



## TAKE A LOOK INSIDE

We are delighted to present to market this delightful end terraced lower villa, bursting with character and charm, located on Shandon's popular Ashley Terrace. The home has been lovingly enhanced by the current owners, adding a new bathroom floor and secondary glazing in the main bedroom.

In addition to pretty front and rear private gardens, the home benefits from a large cellar space that spans the footprint of the property.

## KEY FEATURES

- Stunning, beautifully well presented lower flat.
- Two beautiful double bedrooms.
- Charming, established front and rear gardens.
- On street residents' parking.
- Located in the popular area of Shandon, to the west of the city.
- An array of local amenities nearby.
- EPC Rating - D
- Council Tax Band - D



The sophisticated sitting room / dining room is located to the rear, with a south westerly orientation and outlook to the garden. Direct access to the garden is by way of a glazed door which floods the room with natural light.

There is a bright, well-proportioned modern kitchen with views to the garden, fitted with wall and base mounted cabinetry and has an integrated gas hob, oven, fridge/freezer, washing machine and dishwasher.



## CONTINUED...

To the front is the spacious and pretty bay windowed double bedroom. There are a series of large wardrobes which will be included in the sale. A lovely second double bedroom is located to the rear, with a cornice and fitted carpet.

The stylish bathroom embraces period character with a modern twist and is flooded with natural light, fitted with a bath (and shower over), WC and wash hand basin, completing the internal accommodation. The room also benefits from under floor heating.

Heating and hot water is provided by gas central heating and there is partial double glazing.

Externally, there are enclosed private front and rear gardens. The front garden benefits from a hedge giving privacy and has raised planters. To the rear, the South West facing garden is a great place to enjoy the sun in good weather, with a lawn, patio area and shed.







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## 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 garden shed, fitted carpets, blinds and kitchen appliances are included in the sale price. Some additional items may be available by separate negotiation.

Ashley Terrace,  
Edinburgh, EH11 1RE



Approx. Gross Internal Area  
660 Sq Ft - 61.31 Sq M  
Basement  
537 Sq Ft - 49.89 Sq M  
For identification only. Not to scale.  
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## GET IN TOUCH

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## 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.