



12 (2F2) Ashley Place

Edinburgh, EH6 5PX



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64sqm

EPC

C

AS Anderson
Strathern

12 (2F2) Ashley Place

Edinburgh, EH6 5PX

A well-presented second-floor flat forming part of a traditional tenement in the popular Newhaven district, situated to the north of Edinburgh's vibrant city centre. The property is finished in attractive neutral tones throughout, offering an ideal blank canvas for a purchaser to personalise to their own style, further enhanced by a flexible and generously proportioned layout.

The bright and airy accommodation comprises a welcoming entrance hallway with entry phone system; a spacious living room featuring a large storage cupboard, double window formation and traditional Edinburgh press; a fully fitted kitchen with contemporary units, integrated oven and hob, and space for freestanding appliances; a separate dining area off the hall providing access to both the kitchen and one of the bedrooms; two further bedrooms; and a bathroom fitted with a WC, wash hand basin and bath with shower over.

Additional benefits include a shared drying green to the rear, gas central heating, double glazing and convenient on-street parking. The area enjoys excellent transport links into the city centre and surrounding districts, making the property an appealing choice for a wide range of buyers including first-time purchasers, professionals and investors.

Property features

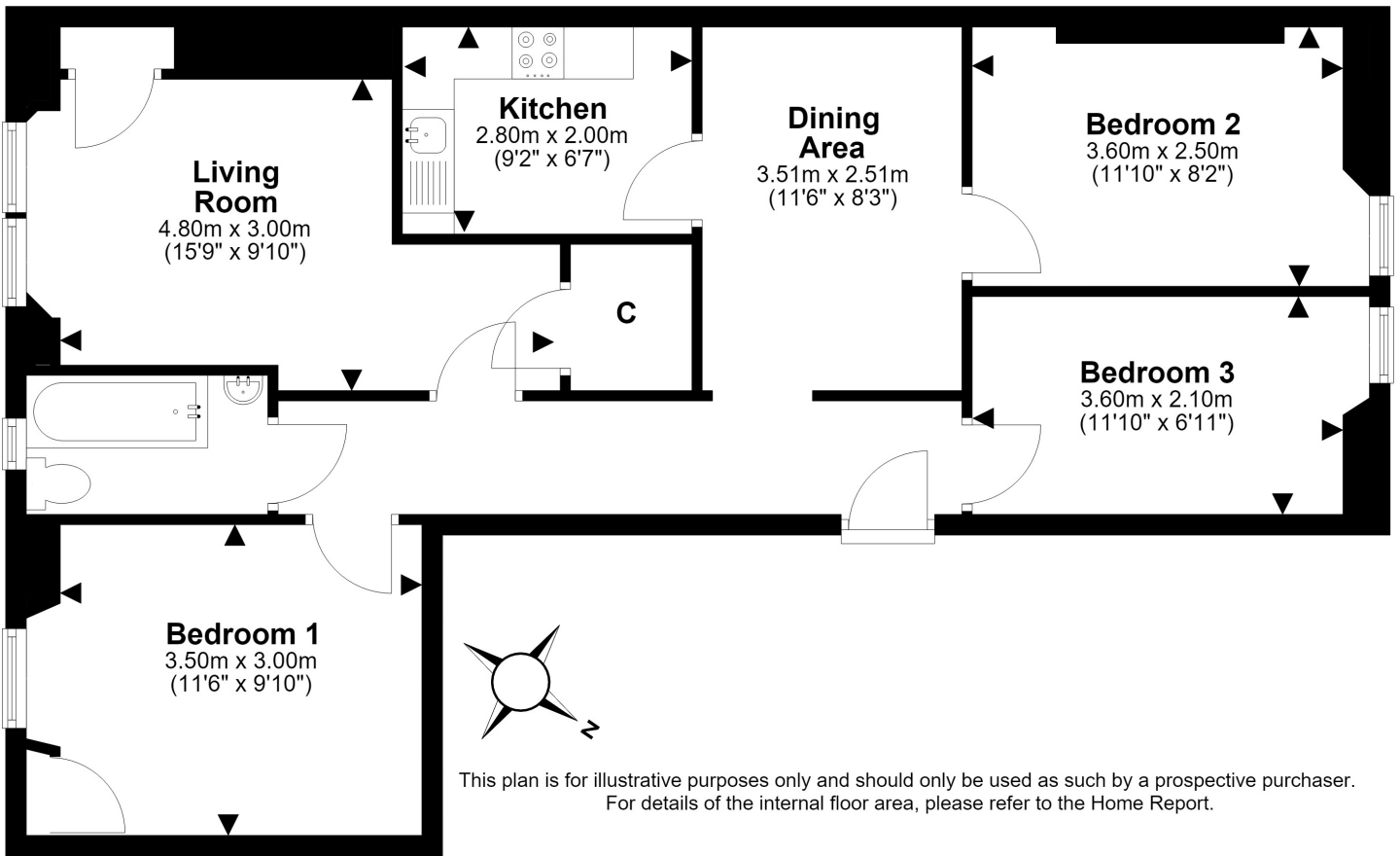
- Gas central heating
- Double glazing
- Shared drying green
- On-street parking
- Neutral decor
- Popular residential area





Location

Newhaven is a charming coastal district situated approximately two miles north of Edinburgh's city centre, offering a unique blend of seaside living and urban convenience. Once a traditional fishing village on the shores of the Firth of Forth, the area retains a strong maritime character, with its picturesque harbour, waterfront walks and selection of popular seafood restaurants creating a relaxed, village-like atmosphere. In recent years, Newhaven has seen significant development while maintaining its character, making it an increasingly sought-after location for a range of buyers. The area benefits from excellent transport links, including regular bus services and the extended Edinburgh Tram network, providing quick and convenient access to the city centre, Leith, and beyond.



Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of the appliances, systems or services.

Council Tax band - B

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes
Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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