Blair Cadell
solicitors + estate agents

64/4 Ashley Terrace
Edinburgh EH11 1RU

Fixed Price £390,000

- Beautiful bay window lounge featuring ornate cornice and decorative fireplace
- Large kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven and appliances included in sale
- Two double bedrooms with master featuring built in wardrobes
- Large box room
- Utility room
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing throughout
- Well kept communal garden
- On-street permit parking

Council Tax Band: D
Tenure: Freehold

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Second Floor Flat

This beautifully presented traditional tenement flat enjoys a prime position in the heart of highly sought-after Shandon and is sure to attract significant interest. Offered in true walk-in condition, this exceptional home combines period charm with modern convenience.

The accommodation is both spacious and flexible, making it ideal for a variety of buyers. The stunning bay-windowed lounge is a particular highlight, featuring ornate cornicing, a decorative fireplace, and an abundance of natural light, creating an elegant yet welcoming setting for relaxing or entertaining. The well-appointed dining kitchen is perfectly suited to modern living and social gatherings, offering an excellent range of wall and floor-mounted units, a gas hob, electric oven, integrated appliances, and a large pantry cupboard providing superb storage space. There are two generously proportioned double bedrooms, with the master bedroom benefiting from bespoke fitted wardrobes. In addition, a substantial box room offers excellent versatility and would make an ideal home office, guest room, nursery, or additional storage area. The stylish contemporary bathroom is fitted with a modern three-piece suite and features a mains-fed shower over the bath with a luxurious rainfall shower head. A separate utility room provides further practical storage and space for white goods. Further benefits include gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. Externally, residents enjoy access to a well-maintained communal garden, while residents' permit parking is available nearby.

Located just 1.5 miles from Edinburgh city centre, Shandon is a highly desirable neighbourhood. Residents enjoy access to excellent outdoor spaces, including the scenic Union Canal and the much-loved Harrison Park ideal for walking, cycling, and family outings. Nearby Craiglockhart Sports & Tennis Centre offers extensive leisure facilities, while Fountain Park Leisure Complex provides entertainment with a cinema, gym, and a variety of restaurants. For everyday needs, there us an excellent selection of nearby shops including Margiotta, a 24-hour ASDA, Sainsbury's, Lidl, Aldi, and the Edinburgh West Retail Park. The area also enjoys excellent transport connections, with numerous bus services providing easy access to the city centre and Haymarket, where local train and tram links are available. In addition, the city bypass is conveniently close, ensuring quick and straightforward travel around Edinburgh and beyond.

Viewing by appointment on 0131 337 1800






Bonjour



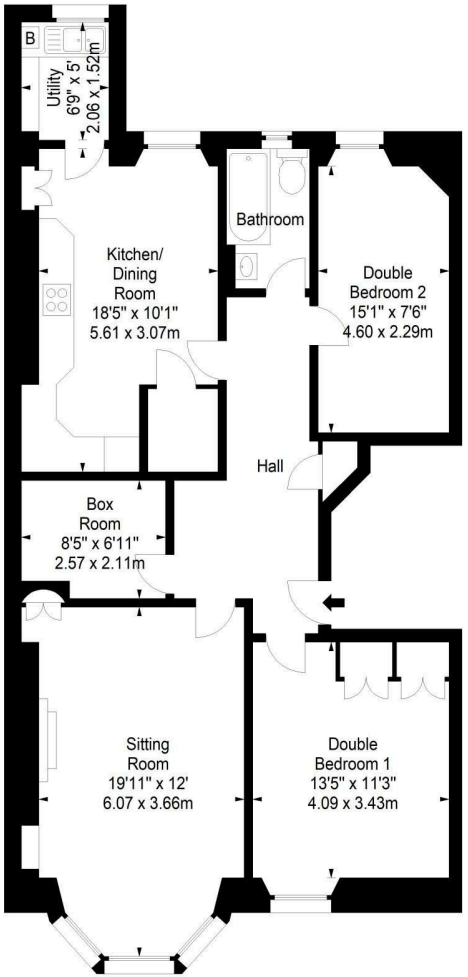




Ashley Terrace,
Edinburgh,
Midlothian, EH11 1RU

SquareFoot

Approx. Gross Internal Area
1006 Sq Ft - 93.46 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor





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