

**79/6 Ashley Terrace  
Edinburgh EH11 1RT**

**Offers Over £385,000**

- Stunning bay window lounge featuring ornate cornice and decorative fireplace
- Kitchen fitted with a range of wall and floor mounted units, gas hob and electric oven, integrated appliances and large pantry cupboard
- Two double bedrooms
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Utility room with white goods
- Well kept communal garden
- On-street permit parking

**Council Tax Band:D  
Tenure: Freehold**



## Flat

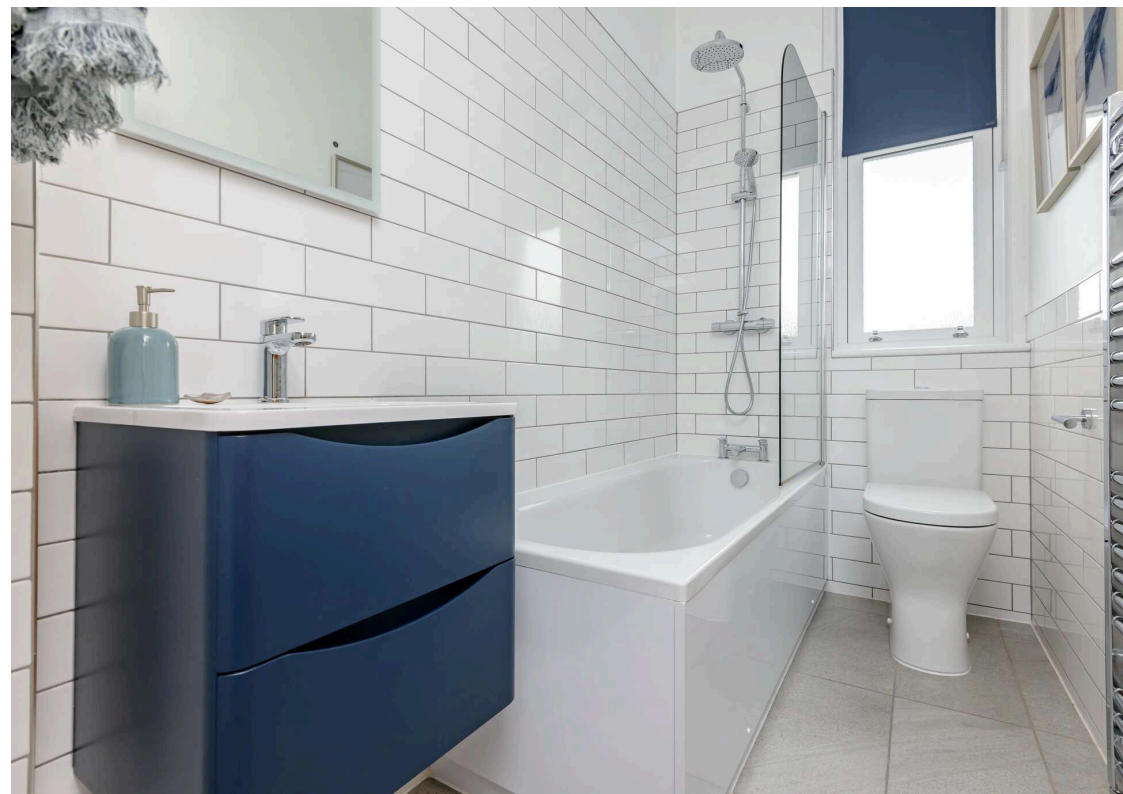
This stunning top-floor tenement flat, ideally located in the heart of Shandon, is certain to attract strong interest. Beautifully finished throughout, the property is presented in true turnkey condition, and early viewing is highly recommended to avoid disappointment.

The accommodation is both spacious and versatile. The impressive bay-windowed lounge is a standout feature, showcasing ornate cornicing and a decorative fireplace, creating a warm and elegant space ideal for relaxing or entertaining friends and family. The kitchen is perfectly suited for hosting, fitted with a range of floor and wall-mounted units, a gas hob, electric oven, integrated appliances, and a large pantry cupboard providing excellent storage. There are two generously sized double bedrooms, along with a substantial box room that would make an ideal home office, guest room, or additional storage space. The sleek, modern bathroom is fitted with a three-piece suite and features a mains shower over the bath with a rainfall shower head—perfect for leisurely mornings. A separate utility room offers further storage and space for white goods. The property further benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency. Externally, residents can enjoy access to a well-kept communal garden, while residents' permit parking is readily available.

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 is 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**

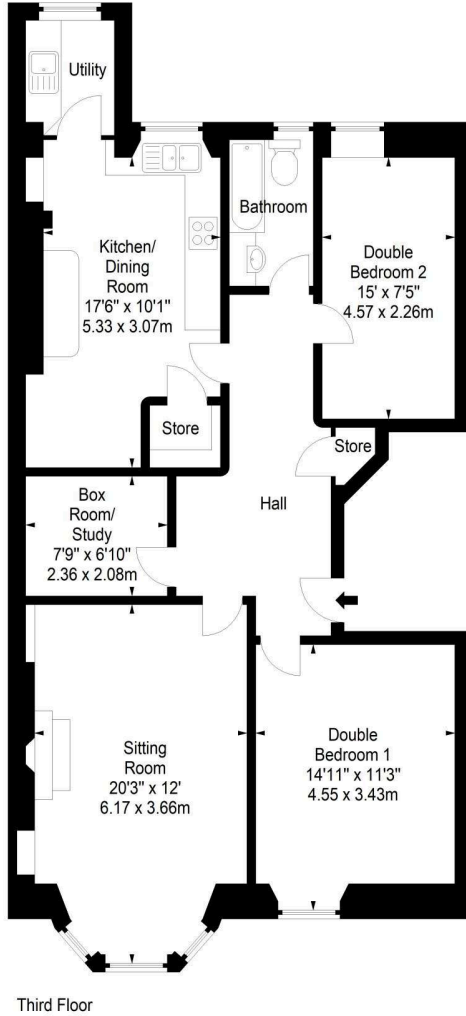




Ashley Terrace,  
Edinburgh,  
Midlothian, EH11 1RT



Approx. Gross Internal Area  
1002 Sq Ft - 93.09 Sq M  
For identification only. Not to scale.  
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