

**10 Ashley Gardens  
Edinburgh EH11 1RW**

**Offers Over £490,000**

- Large bay window lounge featuring gas fireplace
- Kitchen fitted with a range of floor and wall mounted units, gas hob and double oven and white good included in sale
- Three double bedrooms
- Large attic room
- Gas central heating
- Private gardens to front and rear
- Off-street parking via driveway

**Council Tax Band: F**  
**Tenure: Freehold**



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3



1



EPC E





## Semi-Detached Bungalow

Blair Cadell are delighted to bring to the market this three-bedroom semi-detached bungalow in the heart of Shandon. Offering significant potential for further development, subject to the relevant planning consents, this wonderful property has all the makings of an exceptional family home.

The accommodation comprises a generous bay-windowed lounge featuring a gas fireplace, creating a warm and inviting space ideal for relaxing with friends and family. The galley kitchen is fitted with a range of wall and floor-mounted units, a gas hob, double oven, and includes all white goods as part of the sale. There are three well-proportioned double bedrooms on the ground floor, one of which is currently arranged as a dining room. A fully tiled family bathroom completes this level, fitted with a three-piece suite and a mains shower over the bath. Upstairs, a spacious attic room serves perfectly as a master bedroom and provides access to eaves storage, offering excellent additional space. The property further benefits from gas central heating. Externally, the home boasts a superb mature private rear garden, laid to lawn with thoughtfully placed patio areas to enjoy the sun throughout the day. To the front, off-street parking is available via the driveway.

Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by frequent bus services that run close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools that include the popular Craiglockhart Primary and George Watson's College. Shopping can be found at the Edinburgh West Retail Park, a 24 Hr ASDA, Sainsbury's superstore plus Lidl and Aldi stores. The area boasts a wide variety of recreational facilities that include Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre and Fountain Park Leisure Complex which has a range of restaurants, cinema and a Nuffield health centre as well.

**Viewing by appointment on 0131 337 1800**





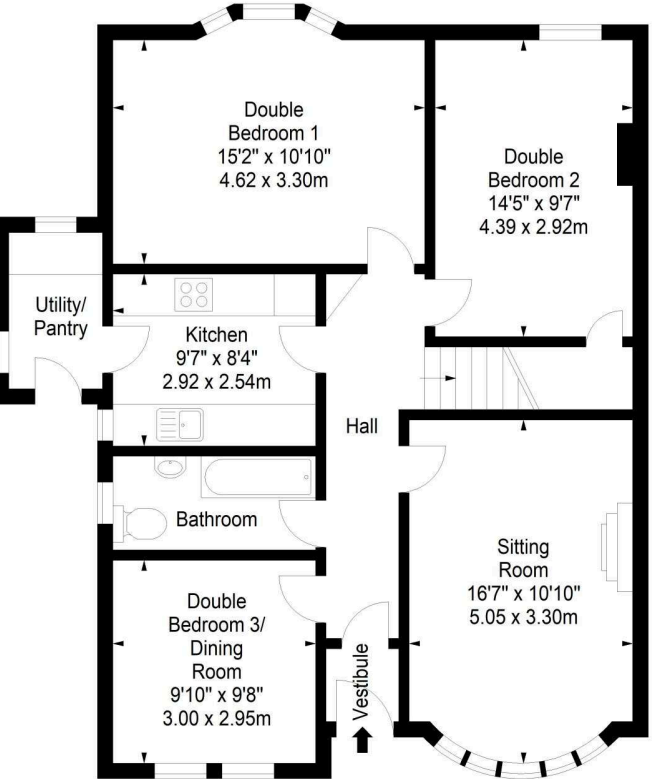




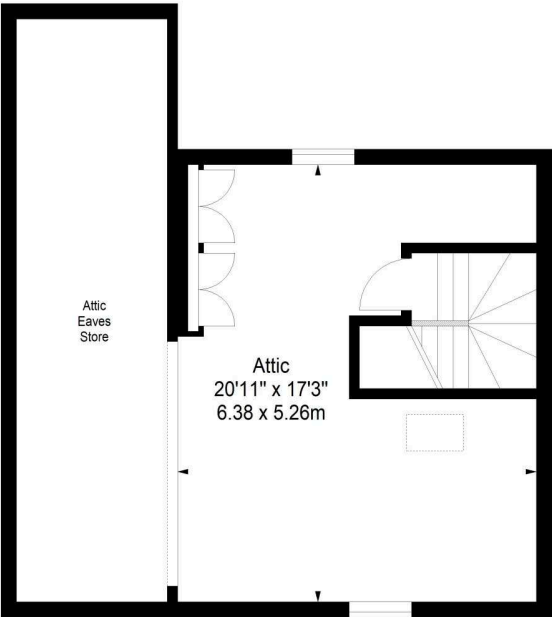
Ashley Gardens,  
Edinburgh,  
Midlothian, EH11 1RW



Approx. Gross Internal Area  
1469 Sq Ft - 136.47 Sq M  
(Including Attic Eaves Store)  
For identification only. Not to scale.  
© SquareFoot 2026



Ground Floor



First Floor



Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
Tel: 0131 337 1800  
Fax: 0131 337 1118

DX ED 92, Edinburgh  
E-mail: [property@blaircadell.com](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)



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