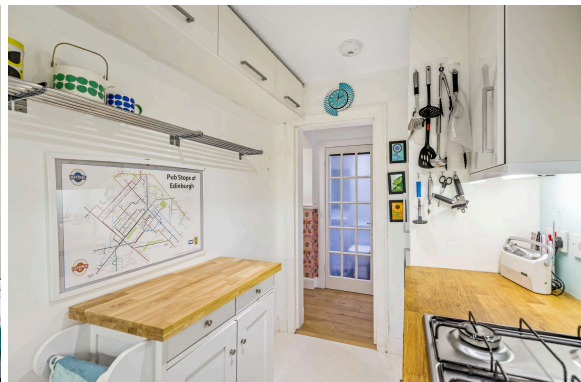
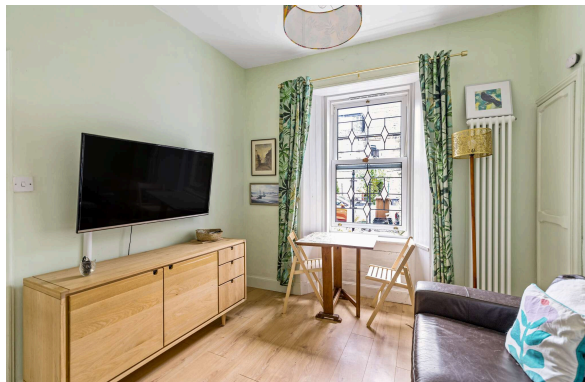




20 Ashville Terrace
LEITH LINKS | EDINBURGH | EH6 8DD

warners
solicitors & estate agents



20 Ashville Terrace

LEITH LINKS | EDINBURGH | EH6 8DD

Nestled in the charming and historically significant colonies this charming main door lower villa is moments from Leith Links, excellent amenities and quick transport links. The immaculately presented home boasts a private front garden, double glazing, gas central heating (with new boiler) and on street parking.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright lounge with dining space, a contemporary kitchen with attractive units, a large double bedroom, a second single bedroom and the flat is completed by a stylish shower room. Externally the low maintenance front garden is paved for convenience.

- Main door lower villa within charming 19th century colonies
- Private front garden
- Close to Leith Links and the excellent restaurants and bars in Leith
- Welcoming hallway with storage
- Bright lounge with dining space
- Contemporary kitchen with attractive units
- Two bedrooms
- Stylish shower room
- Gas central heating
- Double glazing

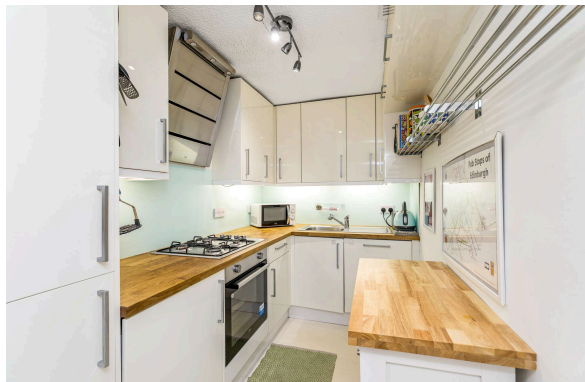
Energy rating C, Council tax band C. There is no factor associated with this property.

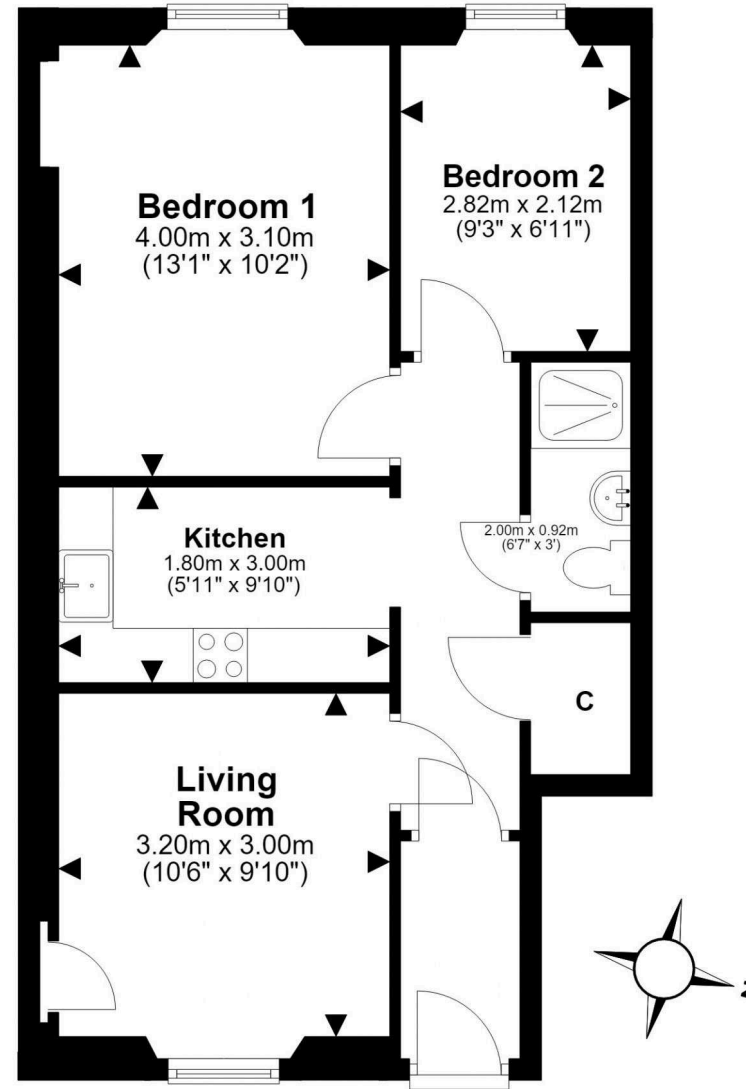
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fittings and fixtures will be included in the sale, including curtains, blinds, and TV bracket. Lampshades will not be included in the sale.

Situated to the northeast of the city, the leafy residential suburb of Leith Links enjoys a tranquil, laid-back ambience within easy reach of the city centre. The vast, open space of Leith Links itself is home to a well-equipped play park, various football pitches and in the summer months it also hosts the annual Leith Festival Gala. Just minutes' walk from vibrant Leith Walk and the trendy Shore district, the area enjoys a fantastic blend of local services and amenities. Over recent years Leith has attracted a new generation of trendy bars and restaurants, which sit side by side with traditional pubs, while the neighbouring Shore district boasts no fewer than three Michelin-starred restaurants. Sport and fitness enthusiasts have a choice of several gyms and fitness studios including Leith Victoria Swim Centre. Leith Links offers an excellent range of schools from nursery to secondary education. An efficient public transport network is on hand, with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport. The city bypass and main motorway networks are also within easy reach





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.