

52/3 Ashley Terrace Edinburgh EH11 1RX

Offers Over £325,000

- Immaculate two bed plus box tenement
- Spacious bay windowed lounge/diner
- Contemporary kitchen
- Two double bedrooms plus box
- Family bathroom with mains shower over bath
- Electric heating & double glazing
- Communal drying area
- Residents permit parking

Council Tax Band: D

Tenure: Freehold



1



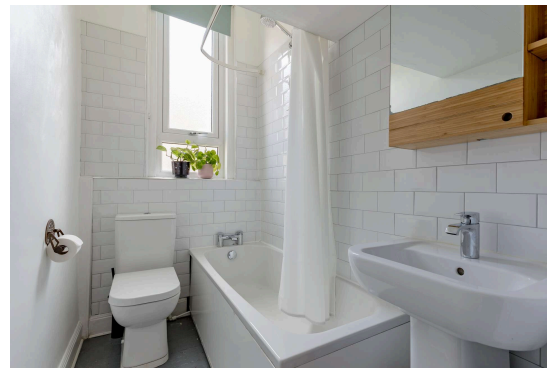
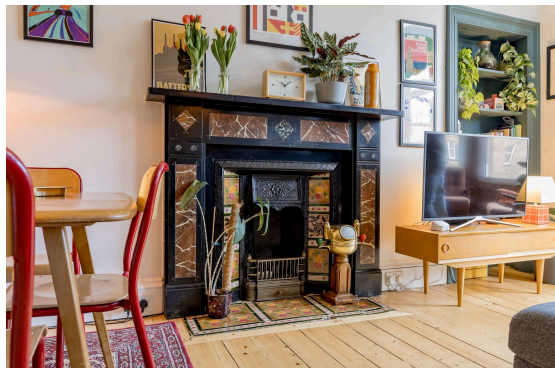
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EPC D



Immaculate two bed plus box tenement flat

Blair Cadell are delighted to present this immaculate two-bedroom plus box-room tenement flat, situated in the highly sought-after Shandon area of Edinburgh. Presented in true turnkey condition, this charming property seamlessly combines period character with modern living. Beautiful period features are retained throughout, enhancing its appeal and creating a warm, welcoming atmosphere. Ideally positioned within a well-connected residential setting, the property benefits from excellent local amenities, transport links, and easy access to the city centre. This exceptional home is sure to appeal to a wide range of buyers.

The accommodation comprises; a bright and welcoming entrance hallway, complete with a useful storage cupboard. A standout feature of the home is the impressive bay-windowed lounge/dining room, enhanced by attractive period details, including ornate cornicing, an Edinburgh Press, and a charming decorative fireplace. This well-proportioned space offers an ideal setting for both relaxing and entertaining. The stylish contemporary kitchen is thoughtfully designed with a range of wall and base units, complemented by an electric oven and hob, creating a practical and attractive environment for everyday living. To the rear, two well proportioned double bedrooms enjoy a peaceful outlook, offering a calm and comfortable retreat. The principal bedroom is further enhanced by an adjoining box room, presenting flexible accommodation perfectly suited to a home office, nursery, dressing room or occasional guest space. Completing the accommodation is a well appointed family bathroom, fitted with a modern three-piece suite and a mains-fed shower over the bath. The property further benefits from double glazing and electric heating throughout, ensuring comfort and efficiency.

Externally, residents have access to a communal drying green and permit parking, adding further convenience to this attractive home. 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. Shandon is exceptionally well-served for everyday needs, offering a great 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 0131 337 1800

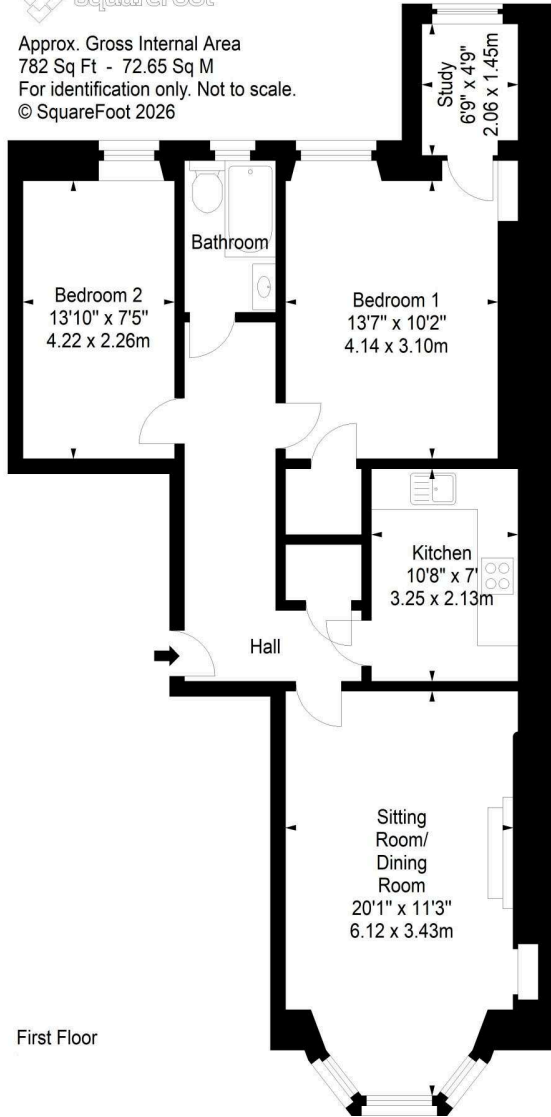




**Ashley Terrace,
Edinburgh,
Midlothian, EH11 1RX**



Approx. Gross Internal Area
782 Sq Ft - 72.65 Sq M
For identification only. Not to scale.
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