

64/6 Ashley Terrace Edinburgh EH11 1RU

Offers Over £385,000

- Beautiful bay window lounge with open outlooks
- Modern kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Two generous double bedrooms
- Large box room with built in wardrobes
- Sleek bathroom fitted with three-piece suite and mains shower over the bath
- Utility room with additional storage units
- Gas central heating and double glazing throughout
- Well kept communal garden
- On-street permit parking

Council Tax Band: D
Tenure: Freehold



1



2



1



EPC C



Flat

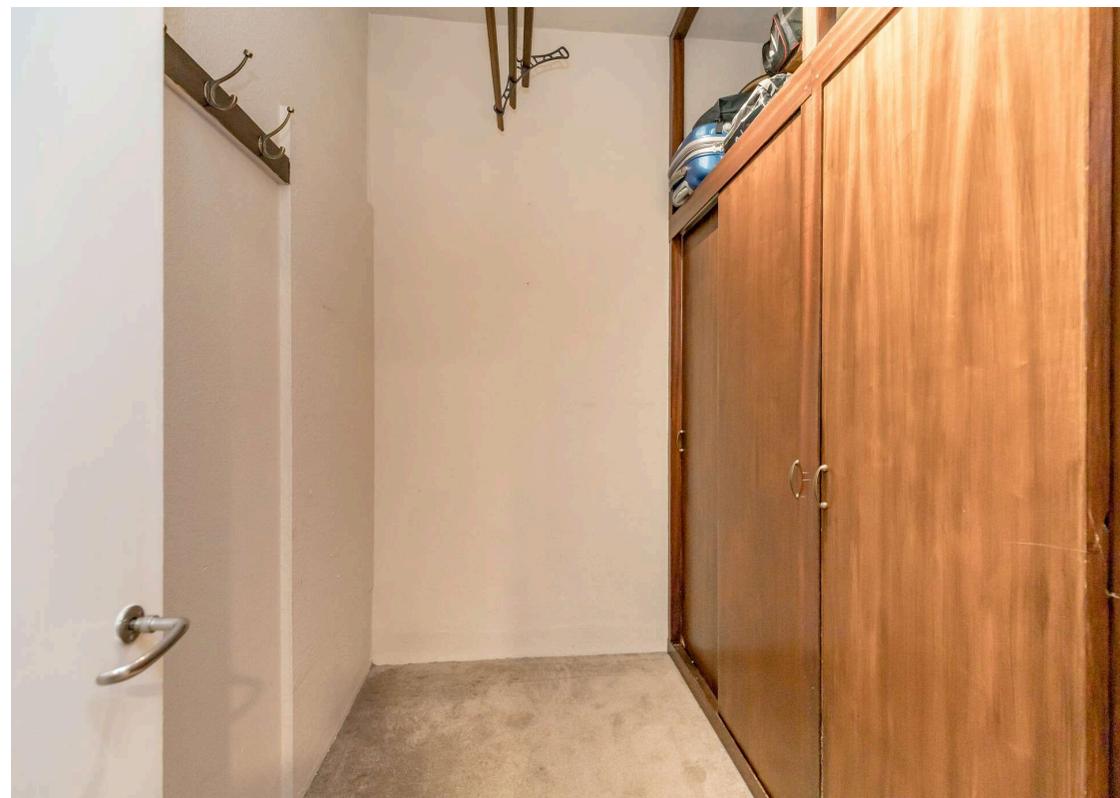
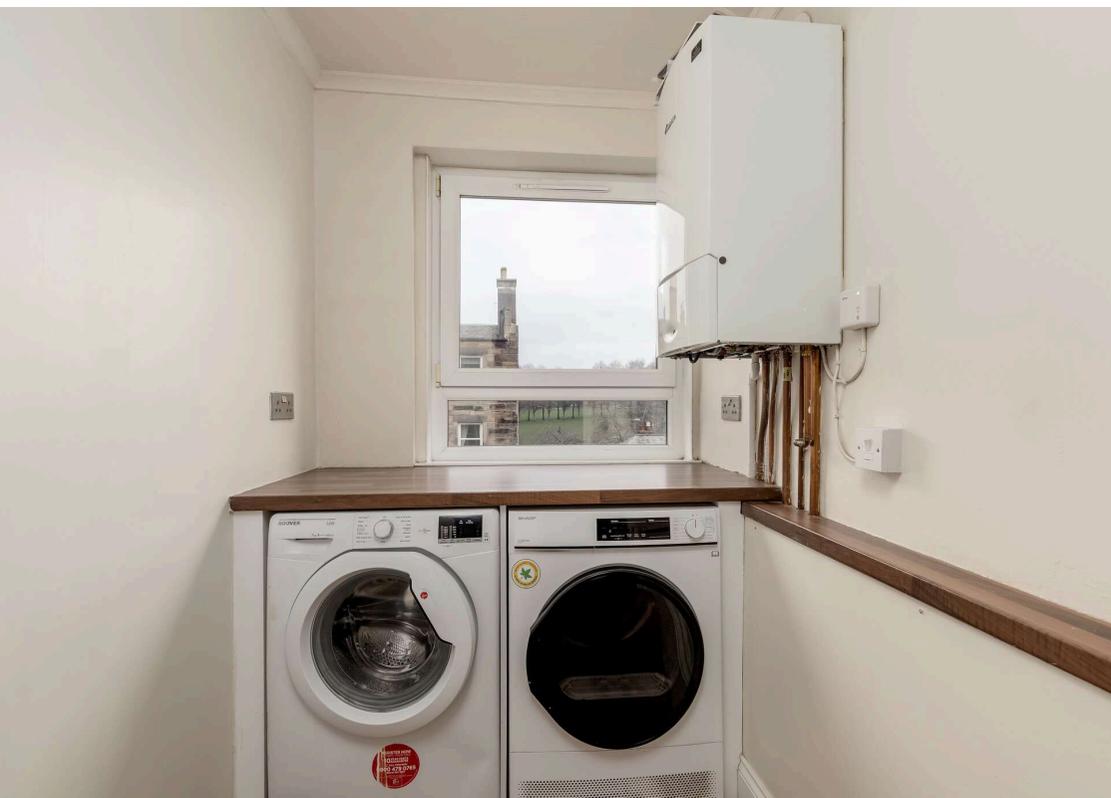
Blair Cadell are delighted to present this exceptional top-floor, two-bedroom tenement flat with additional box room, located in the highly sought-after Shandon area. Boasting beautiful open outlooks to both the front and rear, along with a superb range of nearby amenities, this property is sure to attract strong interest—early viewing is highly recommended.

The accommodation comprises a welcoming entrance hallway with generous storage, leading to a stunning bay-windowed lounge enjoying picturesque views over the iconic Colonie houses. A decorative fireplace and original ornate cornicing add charm and character, creating an inviting space perfect for relaxation. To the rear, the impressive kitchen/diner overlooks Harrison Park and provides an ideal setting for cooking and entertaining. It features modern wall and base units, a gas hob and electric oven, integrated appliances, and a spacious pantry cupboard offering excellent storage. A separate utility room adds further convenience and practicality with white goods available by separate negotiation. There are two well-proportioned double bedrooms, while the contemporary bathroom is fitted with a three-piece suite and benefits from a mains shower over the bath. The versatile box room—currently fitted with extensive wardrobes—offers a useful additional space ideal for a home office, guest room, or dressing area. Further benefits include gas central heating, double glazing throughout, and fitted shutters on all windows, ensuring comfort, efficiency and privacy all year round. Externally, a large shared rear garden provides a peaceful outdoor retreat, and 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

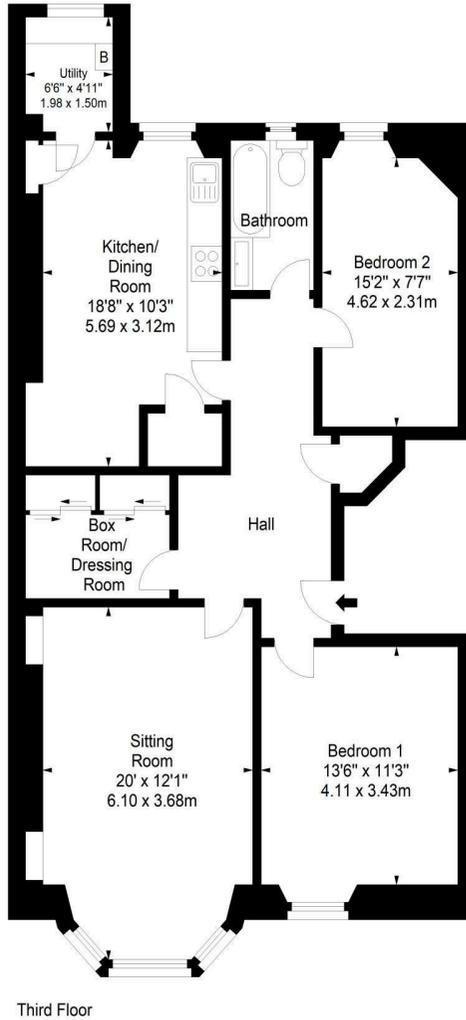




Ashley Terrace,
Edinburgh,
Midlothian, EH11 1RU



Approx. Gross Internal Area
1031 Sq Ft - 95.78 Sq M
For identification only. Not to scale.
© SquareFoot 2026



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
www.blaircadell.com



rightmove

OnTheMarket

BlairCadell
solicitors + estate agents