

**22 Ashley Terrace
Edinburgh EH11 1RE**

Fixed price £495,000

- Bay window lounge featuring ornate cornicing and centre rose
- Galley kitchen with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Three double bedrooms and fourth optional bedroom/home office
- Dining room
- Fully tiled bathroom with three-piece suite
- Gas central heating
- Private rear garden
- Free on-street parking



2



3



1



EPC E



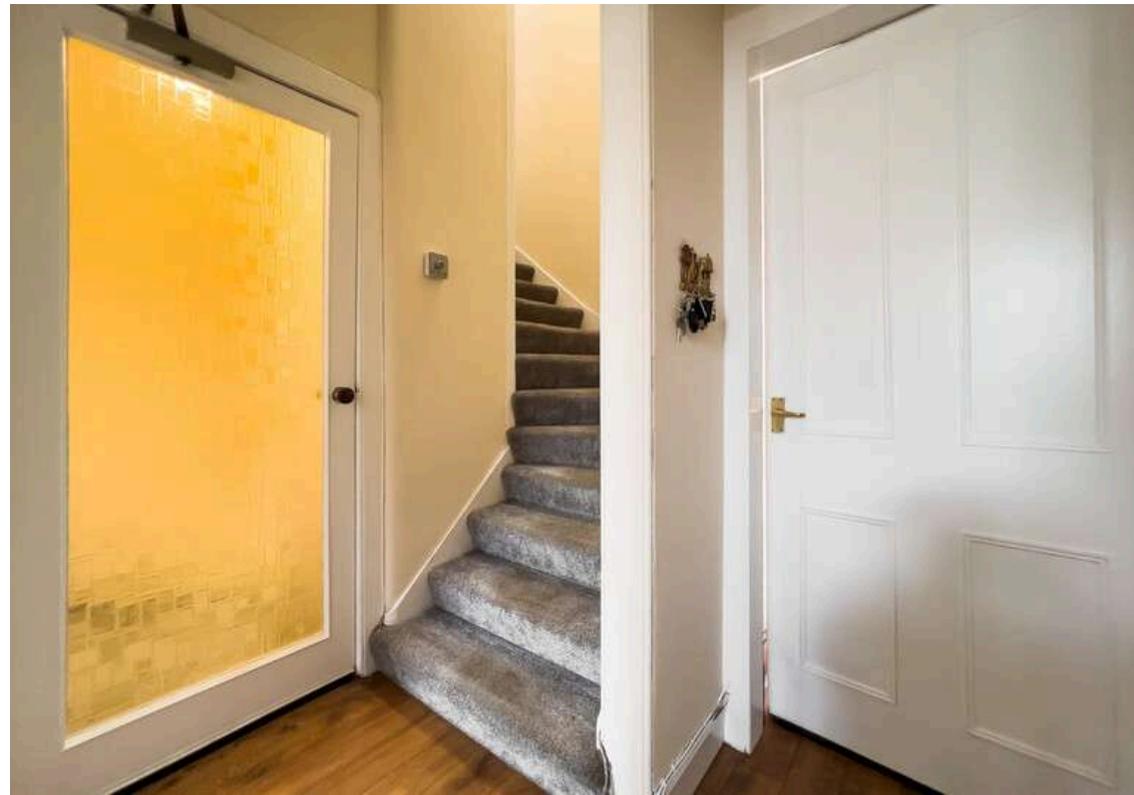
Flat

Blair Cadell are delighted to bring to market this superb double upper flat in the heart of this Shandon Colonies. With three/four double bedrooms the property would be the ideal family home and must be viewed.

The accomodation comprises of a beautiful bay window lounge featuring fantastic ornate cornicing and centre rose with an additional home office/fourth bedroom off the living room. A galley kitchen with a range of floor and wall mounted, gas hob and electric oven integrated appliances and white goods which are included in the sale. There is a large dining room which is the perfect space for hosting friends and family. Three double bedrooms all with fitted wardrobes offering plenty of useful storage space. Fully tiled family bathroom with a three-piece suite. The property benefits from gas central heating and double glazing throughout for maximum efficiency. A lovely private front entrance laid with a range of flowers and a superb private back garden planted with a range of fruits and vegetables perfect for the gardening enthusiasts. There is also a useful large coal store accessed through the communal stair. Free on-street parking is also available.

Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs 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, Boroughmuir and George Watsons 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

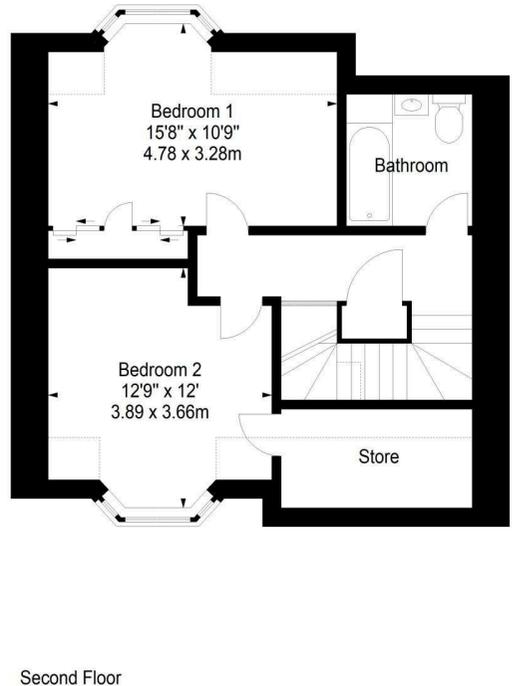
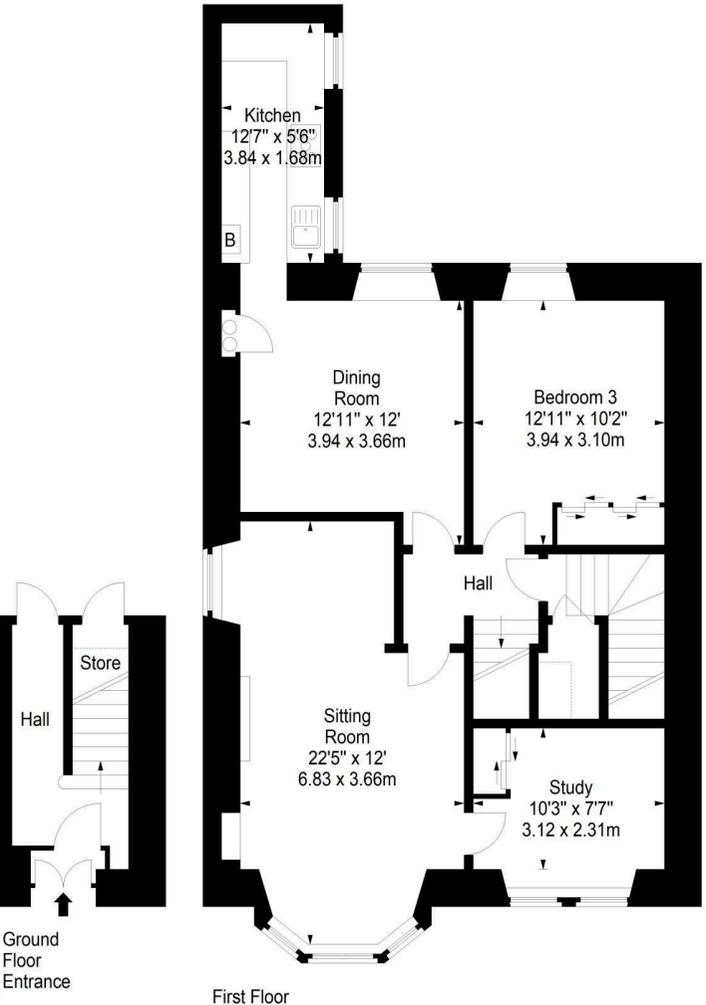




**Ashley Terrace,
Edinburgh, EH11 1RE**



Approx. Gross Internal Area
1427 Sq Ft - 132.57 Sq M
For identification only. Not to scale.
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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

