BlairCadell
solicitors + estate agents

38/8 Ashley Terrace
Edinburgh EH11 1RY

Offers Over £380,000

- Three bedrooms
- Turret bay window lounge with panoramic views
- Modern kitchen with separate dining room
- Two well proportioned double bedrooms
- Versatile 3rd bedroom/study
- Family bathroom with electric shower over bath
- Communal gardens
- Residents permit parking

Council Tax Band:
Tenure: Freehold

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Three bed tenement Flat

Blair Cadell are delighted to present this bright three bedroomed tenement flat situated in the sought after Shandon area of the city. Offering spacious accommodation located just moments from excellent local amenities and transport links, this exceptional home shall appeal to appeal to a wide range of buyers.

The accommodation comprises a welcoming entrance hallway with two useful storage cupboards. The spacious turret bay-windowed lounge enjoys enjoys spectacular views towards the Pentlands, Corstorphine Hill, and Craiglockhart Hill and is rich in period charm, featuring ornate cornicing and ceiling rose, an Edinburgh press, and a decorative fireplace, creating a warm and inviting space for relaxation. The modern kitchen is fitted with a range of wall and floor-mounted units, an electric hob and oven, and integrated appliances including a microwave and fridge, offering both style and practicality for everyday living. The separate dining room provides an ideal setting for entertaining family and friends. There are two well-proportioned double bedrooms, the third bedroom offers excellent flexibility and is ideal for use as a home office, study, or guest room while the bathroom is fitted with a three-piece suite and an electric shower over the bath. Further benefits include gas central heating and double glazing throughout, ensuring energy efficiency and year-round comfort. Externally, residents can enjoy a large communal garden to the rear, providing a peaceful outdoor retreat, as well as residents' permit parking.

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 us 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.

Open viewings Sunday 2-4pm or By appointment 0131 337 1800

Ashley Terrace,
Edinburgh,
Midlothian, EH11 1RY

SquareFoot

Approx. Gross Internal Area
970 Sq Ft - 90.11 Sq M
For identification only. Not to scale.
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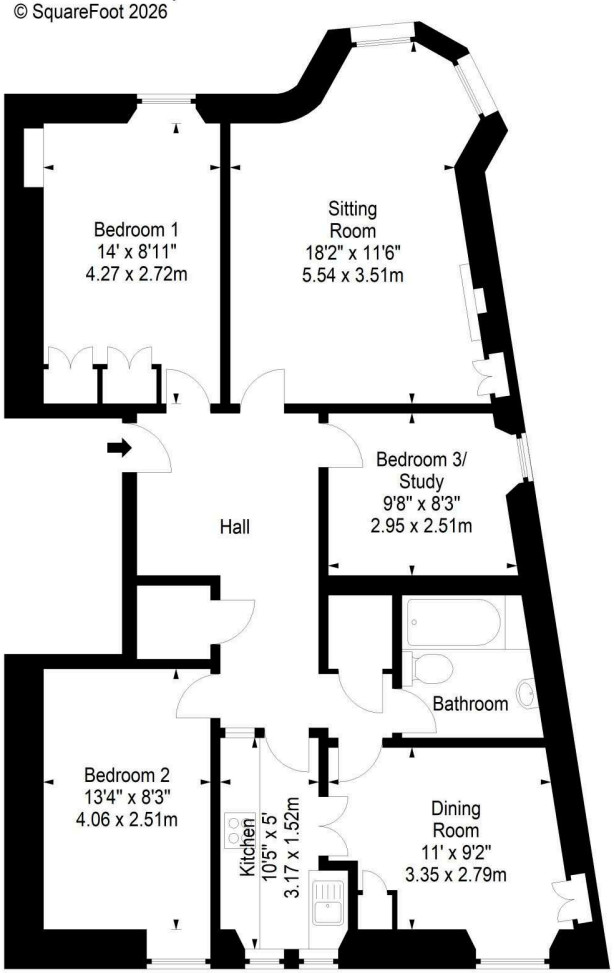

Third Floor

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