

**82/6 Ashley Terrace  
Edinburgh EH11 1RT**

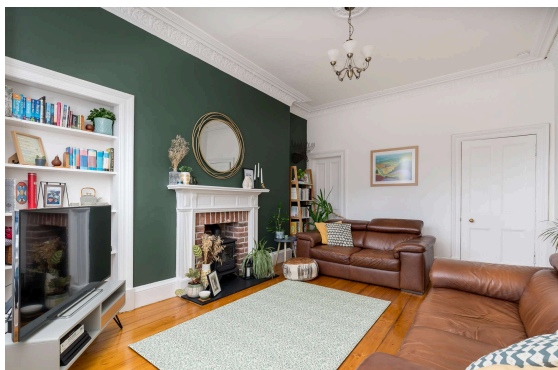
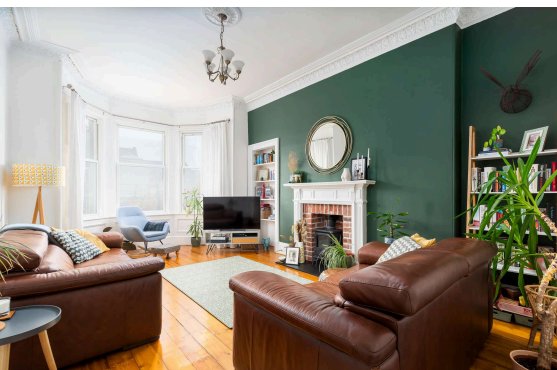
**Offers Over £375,000**

- Bay window lounge featuring ornate corning, centre rose and gas burner
- Kitchen fitted with a range of floor and wall mounted units, induction hob and electric oven, integrated appliances and large pantry cupboard
- Two double bedrooms
- Box room
- Utility room
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Communal garden
- On-street permit parking

**Council Tax Band: D**

**Tenure: Freehold**

**Shared Ownership: No**





## Flat

Blair Cadell is delighted to present this beautifully appointed two-bedroom tenement flat in the heart of Shandon. Offering true turnkey condition, this stunning property is a must-see to be fully appreciated.

The accommodation boasts a breath-taking bay-windowed lounge with picturesque views stretching to the Pentland Hills. Ornate corning and a gas stove add charm and character, creating the perfect space for relaxation. The kitchen/diner is an excellent setting for entertaining, featuring a range of wall and floor-mounted units, an induction hob and oven, and a spacious pantry cupboard for ample storage along with a decorative fireplace adding to the atmosphere. Both bedrooms are generous doubles with the master featuring a decorative fireplace and the second features fantastic views over Harrison park, while the recently fitted well-appointed bathroom includes a three-piece suite with a mains shower over the bath. A large box room provides a versatile space ideal for a home office or guest room and features built in shelving, and the separate utility room offers additional storage, with white goods available by separate negotiation. The property benefits from gas central heating and double glazing throughout, ensuring energy efficiency and year-round comfort. A large communal garden to the rear provides a peaceful outdoor retreat, and residents' permit parking is readily available.

Shandon is a sought-after area just 1.5 miles from Edinburgh city centre, with frequent bus services nearby. The city bypass is a short drive away, providing access to the International Airport and the M8/9/90 motorway network. The area is well-served by excellent public and private schools, including Craiglockhart Primary, Boroughmuir, and George Watson's College. Nearby shopping options include Edinburgh West Retail Park, 24-hour ASDA, Sainsbury's, Lidl, and Aldi. For recreation, residents can enjoy Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex, which offers restaurants, a cinema, and a Nuffield Health Centre.

**Viewing by appointment on 0131 337 1800**



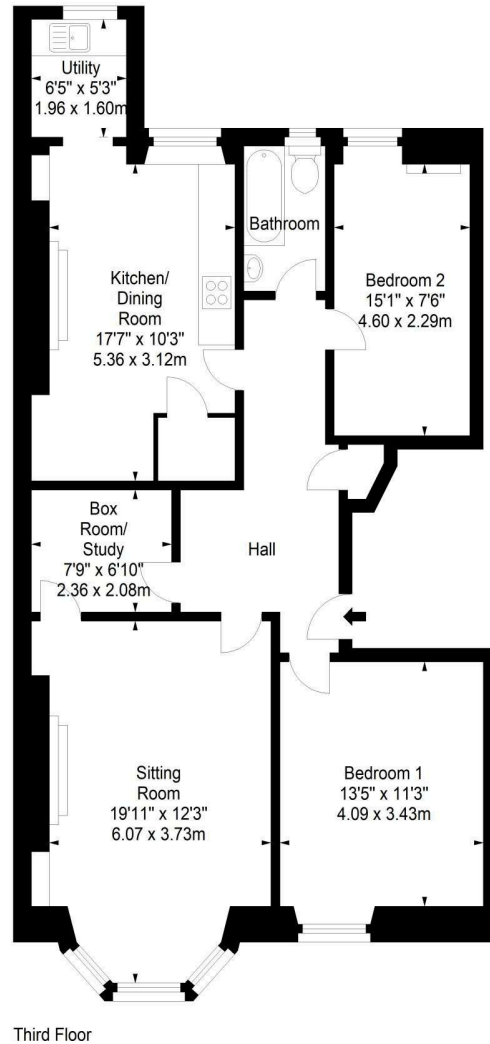






**Ashley Terrace,  
Edinburgh,  
Midlothian, EH11 1RT**

Approx. Gross Internal Area  
1006 Sq Ft - 93.46 Sq M  
For identification only. Not to scale.  
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