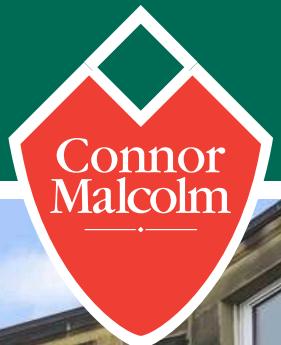


63 Ashley Terrace, Shandon, Edinburgh, EH11 1RU



Description

A rare opportunity has arisen to acquire a fabulous traditional main door flat situated in the heart of the sought-after Shandon area. With two generous double bedrooms and comfortable living space, the property would be ideal for a first time buyer, professional couple or those seeking to downsize. Boasting contemporary interiors, elegant fixtures and fittings, combined with desirable period details and comes with the added attraction of direct access to a timber sun deck to the rear.

- Vestibule
- Large welcoming reception hallway with storage
- Charming bay windowed living room, complemented by detailed cornicework, and a living flame gas fire providing a lovely focal point
- Stylishly appointed, ultra-sleek kitchen by Pronorm which comes with a full complement of integrated appliances
- Master bedroom with walk-in storage cupboard and en-suite shower room
- Double bedroom 2 with French doors opening onto rear garden area
- Bathroom featuring a white three piece suite with shower over the bath
- Solid oak flooring
- Gas central heating and double glazing ensure optimum comfort and efficiency all year round
- Private front garden and raised timber sun deck to the rear
- Shared drying green
- On-street permit parking

Extras

The blinds, curtains, oven, hob, cooker hood, washing machine, dishwasher and fridge/freezer are included.

EPC Rating: D



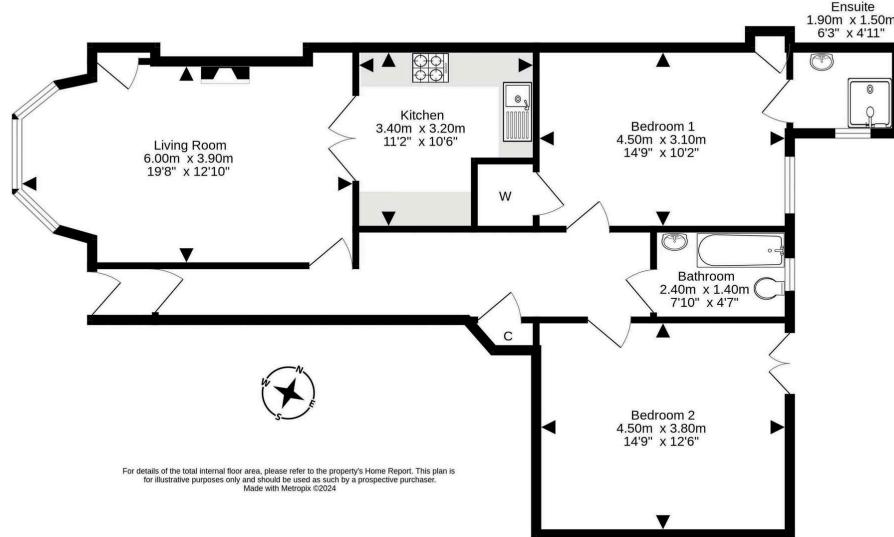
Location

Lying approximately three miles west of Edinburgh city centre, the popular residential district of Shandon is characterised by its leafy streets, appealing traditional tenements and open green spaces. With no shortage of outdoor pursuits right on their doorstep, residents of Shandon can take a relaxed stroll in tranquil Harrison Park or cycle along picturesque Union Canal into the city centre. Shandon is well served by a range of local amenities, with more extensive shopping facilities in neighbouring Gorgie. Furthermore, bustling Morningside Road, with its charming selection of independent retailers and thriving café culture, is just a short walk away. Shandon is located just minutes from the Fountain Park leisure complex, where you will find a multi-screen cinema, bowling alley, gym, various family restaurants, and pubs under one roof. Shandon is within the catchment area for excellent state schools, and the area is also well placed for some of the capital's finest private schools, particularly the Edinburgh Rudolf Steiner School and George Watson's College. Popular with young professionals thanks to its close proximity to the city centre, Shandon enjoys superb public transport links across the capital, as well as swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

espc