



22/1 Ashley Place, Edinburgh, EH6 5GB

Attractive two-bedroom ground floor flat with private parking close to excellent amenities

URQUHARTS
EDINBURGH



DESCRIPTION

22/1 Ashley Place is a beautifully presented two-bedroom ground floor flat, forming part of a modern development with private residents parking, situated in the popular Bonnington area. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas.

Entrance hall and large storage cupboard; bright and spacious open plan living room / dining room / kitchen with dual aspect outlook; modern fitted kitchen with wall and base units and integrated appliances; two good-sized double bedrooms, one with en-suite shower room; and a bathroom.

ACCOMMODATION

Entrance hall. Living room / dining room / kitchen. Two double bedrooms (one en-suite). Bathroom.

Gas central heating. Double glazing. Well-maintained communal grounds. The development is factored by Ross & Liddell with an approx. monthly of £75 (including common buildings insurance).

LOCATION

Ashley Place is situated in the popular Bonnington district approximately one mile north of the city centre. Local

shops cater for everyday needs, with a Tesco Superstore at Canonmills and further shopping, including a Sainsburys Local and Lidl, found in nearby Leith or the Shore. Ocean Terminal retail and leisure complex is within easy reach and provides high street shops, a cinema, gym, restaurants, and cafes. Nearby Victoria Park has bowling and tennis courts, The Royal Botanic Gardens and Inverleith Park are also within the close vicinity. Pleasant walks can be taken along the Forth waterfront and The Water of Leith Walkway and Cycle Path. The cosmopolitan waterfront at the Shore, recognised for its unique waterfront and historic setting, and Granton Harbour, are nearby as well as a David Lloyds Gym and leisure centre. There are also plenty of bars, cafes and restaurants within walking distance. Regular buses run to and from the city centre and surrounding areas, with the Tram network, Waverley Rail Station and St Andrews bus station only a short distance away. Easy access to the A902 Ferry Road provides links to the City Bypass and major motorway networks, west towards Edinburgh Airport and the Forth Road Bridge, and east towards the East Lothian countryside, beaches and golf courses. Catchment schools include Broughton Primary School and Drummond Community High with private schooling available including Edinburgh Academy, Fettes and Stewarts Melville.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **D**

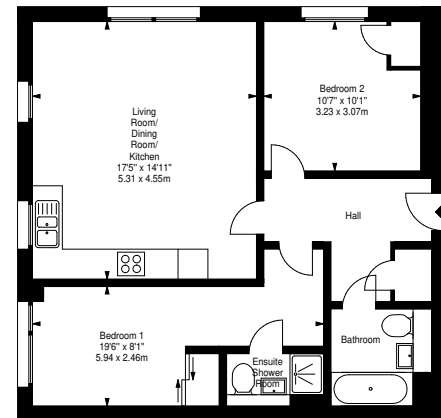
The property has an Energy Rating Category **B**



Flat 1,
22 Ashley Place, EH6 5GB



Approx. Gross Internal Area
681 Sq Ft - 63.26 Sq M
For identification only. Not to scale.
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Ground Floor

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.