

30 Ashley Gardens | Shandon



Offers Over £475,000

Postcode: EH11 1RW | Bedrooms: 2 | Council Tax : Band D

Superb, extended four bedroom bungalow

We are delighted to bring to the market this impressive, four bedroom, three bathroom extended bungalow in the popular Shandon area, South West of the City Centre. Ideally situated for commuting to or from the Centre of the City, the property lies in a wonderfully leafy area, with the Union Canal, Harrison Park and Craiglockhart Hill all only a short walk from the doorstep; ideal for families or simply getting away from the hustle and bustle of everyday life. Whilst there are locale shops and eateries including Margiotta literally around the corner, larger retailers such as Sainsbury and Asda can be found at nearby Murrayfield and Chesser respectively, each only a ten minute walk or short drive. The west end and Haymarket are also easily reachable on foot, as well as via the excellent public transport links available on Ashley Terrace or Polwarth Gardens; while Princes Street is only 1.5 miles from the front door.

Schooling is extremely well presented with both public and private schools in the immediate locale; Craiglockhart Primary lies at the end of the street, while George Watson's College is only a short walk also. Leisure and fitness are abundant in the area with the Fountain Park development featuring Nuffield Health, Nandos, Frankie & Benny's and a multi-plex cinema to name but a few.

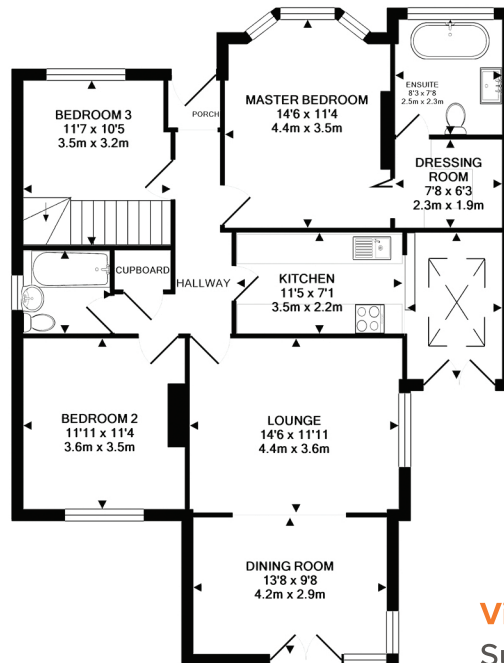


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Hallway | Lounge | Dining Room | Kitchen within Dining Area | Master Bedroom | En-suite 1 | Double Bedroom 2 | Double Bedroom 3 | Double Bedroom 4 | En-suite 2 | Family Bathroom

- EPC rating D
- Full Gas central heating
- uPVC double glazing
- Extensive gardens front & rear



Viewing
Sunday 2-4 or by appointment