



Fixed Price £515,000

Postcode: EH11 1RW

Bedrooms: 4

Council Tax: Band G

## 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, which lies to the South West of Edinburgh's city centre. Ideally situated for commuting to the centre of the city, the property lies in a wonderfully leafy area. The Union Canal, Harrison Park and Craiglockhart Hill are all only a short walk from the doorstep, making the area ideal for families or simply getting away from the hustle and bustle of everyday life. Whilst there are local shops and eateries, larger retailers such as Sainsbury and Asda are each only a ten minute walk or short drive away. 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. Excellent schooling is available nearby 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 away. Leisure and fitness facilities are abundant with the nearby Fountain Park complex featuring Nuffield Health, Nandos, Frankie & Benny's and a multiplex cinema, amongst other attractions. The property benefits from full double glazing and has central heating. The combi boiler is controlled via The Hive technology, which the sellers will be leaving in situ. There is a useful shed to the right of the front elevation which is shelved and offers a route to the rear of the property without accessing the house, ideal for tradesmen or gardeners for example. A mono-blocked driveway offers parking for two cars to the front of the property.

## Viewing

Viewing is by appointment with the selling agents. Please contact us on 0131 510 8740 or email [info@mattac.legal](mailto:info@mattac.legal) and we will make suitable arrangements.



# 30 Ashley Gardens, Edinburgh

## Accommodation

The property is finished to a high standard and it will make an excellent family home. The accommodation comprises:

- **Hallway:** Accessed via composite front door, the room is finished with contemporary accent wallpaper and laminate flooring. A large, floor to ceiling storage cupboard offers useful space for coats, shoes and just about anything else!
- **Lounge (4.4m x 3.6m):** A large bright room with character features such as fireplace and Edinburgh press and modern touches including laminate flooring and candelabra light fitting.
- **Dining Room (4.2m x 2.9m):** Open plan to the lounge, this double aspect room features flooring per the lounge but with incredible views across Edinburgh towards Corstorphine Hill and beyond. In tandem with the lounge it creates wonderful space for entertaining or just relaxing.
- **Kitchen (3.5m x 2.2m):** The central hub of the house, the kitchen has a superb range of base and wall units and extensive work surfaces. All units have modern chrome handles and the splash back is brick effect tiling creating a fresh, modern look.
- **Stairs / Landing:** The upper floor is accessed by a carpeted staircase, which leads to a comfortable landing containing a large airing cupboard.
- **Master bedroom (4.4m x 3.5m):** An extremely spacious room with large bay window providing excellent light. An extensive walk-in dressing room lies off which offers floor to ceiling storage and hanging space.
- **Bedroom 2 (3.6m x 3.5m):** Situated to the rear, this large double room has contemporary decor and hard wood flooring; as per the dining room, it enjoys views across Edinburgh.
- **Bedroom 3 (3.5m x 3.2m):** Opposite the master bedroom, this additional double room again features laminate flooring and modern decor, although currently tailored for a child.
- **Bedroom 4 (6.6m x 5.4m):** Accessed via stairs from bedroom 3, this sensational attic conversion offers double aspect views to Corstorphine and Craigmlockhart Hills. With superb floor space, there is ample room for studying, relaxing and storage.
- **Family Bathroom:** Fully tiled in modern white with chrome accent border, there is a white three piece suite with chrome towel rail, thermostatic shower and slate effect tiling on the floor as well as laminate multi panel on the ceiling.
- **Ensuite:** Accessed via the dressing room, this stunningly finished room provides a real haven, being tucked away from first look. Bespoke wooden paneling, white flooring, stylised vanity unit and mirror complete the stunning look.
- **Shower Room:** Off bedroom 4, the room offers shower cubicle, wash hand basin and WC, with grey laminate flooring and white tiling around the wet areas.
- **Dining Area:** Open-plan to the kitchen, this versatile space is bathed in natural light from the room skylight and double french doors, which lead to a private decking area.
- **External space:** The property benefits from an external storage cupboard on the ground floor of the common building, ideal for storing bikes, suitcases and the like.
- **Eaves Storage (7.6m x 3.2m):** Accessed through bedroom 4, there is extensive storage space for suit cases, Christmas trees and all those other items that are accumulated over the years! This incredibly useful space also houses the recently fitted combi boiler.

