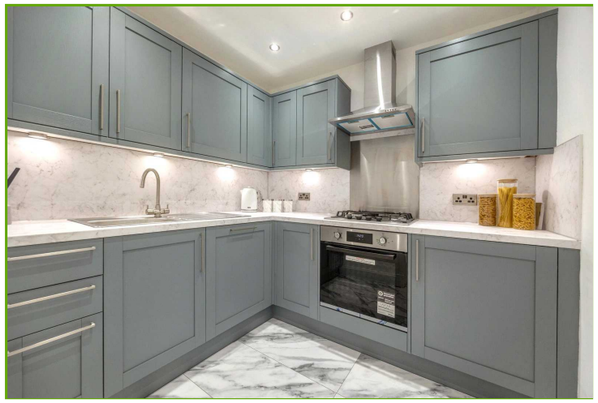
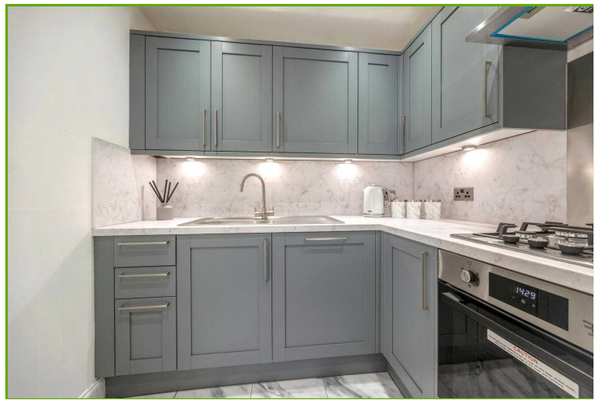
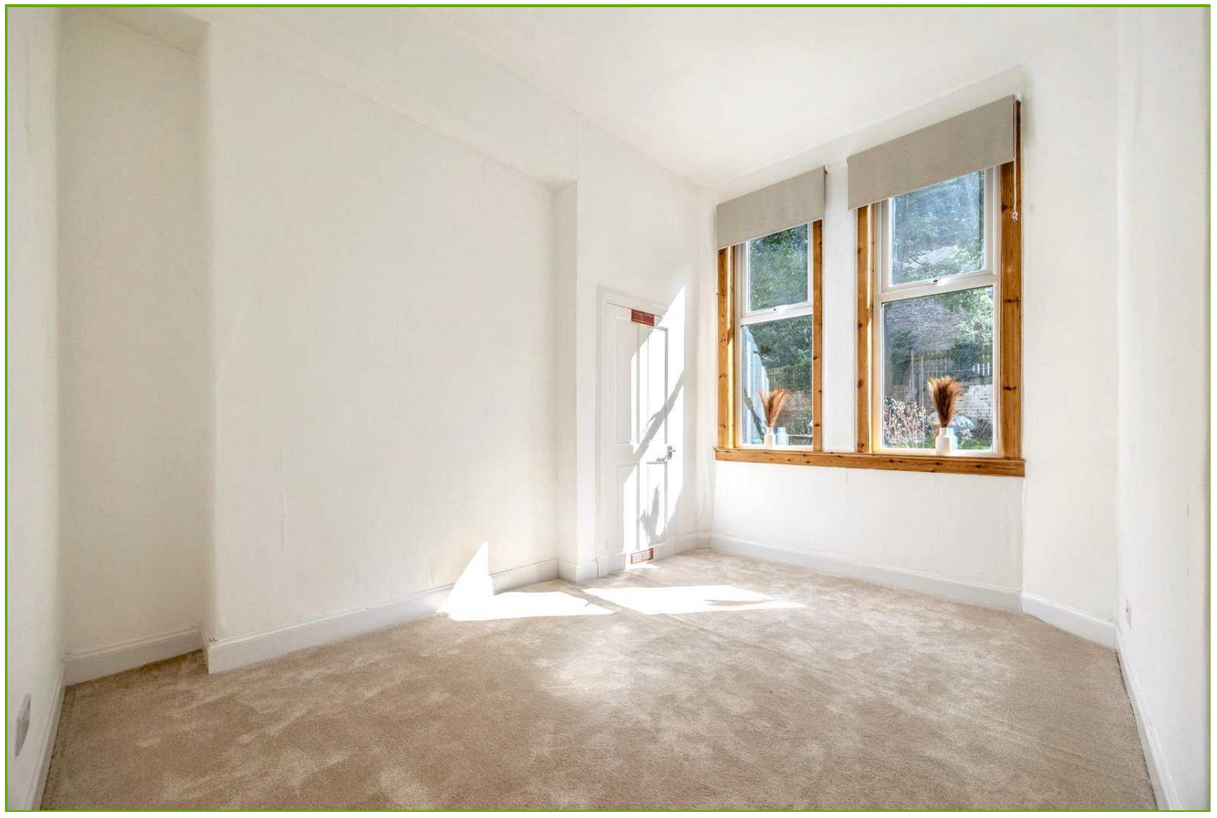




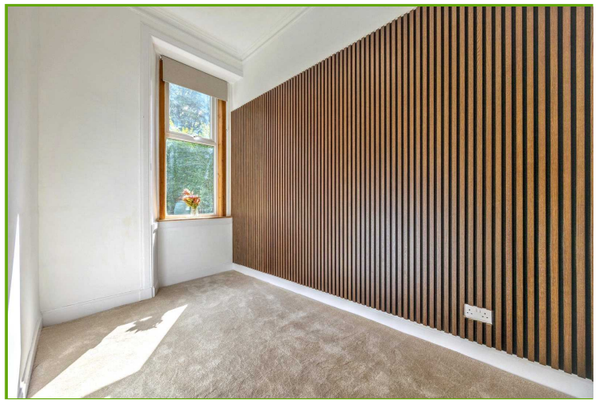












10/2, Ashley Place, Edinburgh,
Midlothian, EH6

Offers Over: £245,000

Tenure: Freehold

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The Property Ombudsman

10/2, Ashley Place, Edinburgh, Midlothian, EH6

Offers Over: £245,000 Tenure: Freehold

Council Tax Band: D
EPC Rating: TBC

This beautiful, bright and welcoming ground floor flat enjoys an abundance of natural light, charming period features and a stylish contemporary interior. Recently renovated to a high standard, this impressive home offers a wonderful blend of traditional character and modern living, making it an ideal first home or an excellent investment opportunity.

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Forming part of a traditional tenement building in the heart of vibrant Leith, the property has been thoughtfully designed and beautifully presented throughout.

The accommodation begins with a welcoming hallway leading to a stunning lounge, complete with an attractive feature wall and a bright, inviting atmosphere. The show-stopping fitted kitchen has been cleverly designed to combine style and practicality, creating a lovely space for both everyday living and entertaining.

There are two well-proportioned bedrooms, with the principal bedroom enjoying plenty of natural light and the second bedroom featuring a stylish feature wall. A generously sized box room provides the perfect space for a home office, study or additional storage. Completing the accommodation is a beautifully appointed contemporary shower room with a three-piece suite.

Further benefits include gas central heating, double glazing, a secure entry system, a useful utility cupboard and access to a communal rear garden.

Early internal viewing is highly recommended to fully appreciate the wonderful accommodation, charming features and high standard of presentation this delightful home has to offer.

Leith is a vibrant and cosmopolitan neighbourhood, renowned for its fantastic atmosphere, independent spirit and eclectic mix of places to eat, drink and enjoy. Named by The Times as one of the best places to live in 2019, the area offers an enviable lifestyle with an excellent choice of restaurants, traditional pubs, trendy cafés, delis and coffee shops.

Leith also has a thriving creative and cultural scene, with annual festivals including the Leith and Mela Festivals, alongside the Leith School of Art and the newly reopened Leith Theatre.

There is an excellent range of shopping close by, from independent boutiques and local shops to larger supermarkets. International food stores, street food events and a popular farmers' market add to the area's appeal. Nearby Ocean Terminal provides a further range of high street retailers, a multiscreen cinema, gym and restaurants.

For those who enjoy getting outdoors, the Shore and wider Leith area offer plenty of opportunities for walking and cycling. The scenic Water of Leith provides a peaceful riverside route, while nearby Newhaven offers a picturesque harbour and fishing-village atmosphere. Leith Links provides extensive green space and is also home to Leith Links Tennis and Bowling Club.

Fitness and leisure facilities are also well catered for, with Leith Victoria Swim Centre offering a swimming pool, fitness classes and gym facilities. Nearby Newhaven is home to Alien Rock, a large indoor climbing arena.

The area offers a good selection of educational facilities from nursery through to secondary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy and the Leith School of Art.

Excellent public transport links further enhance the appeal of the area, with frequent and 24-hour bus services and the tram network providing convenient connections into Edinburgh city centre and Edinburgh International Airport.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.

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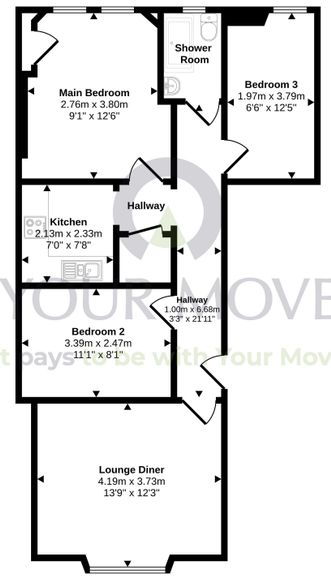
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

For full EPC please contact the branch.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

Approx Gross Internal Area
64 sq m / 684 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.