



**Thorntons**  
The right way to move

2f2, 67 Ashley Terrace,  
Edinburgh EH11 1RU







## Summary

Forming part of a traditional tenement, this generously proportioned second floor offers flexible accommodation with excellent scope for reconfiguration. The property currently comprises a welcoming hallway, a spacious living room, separate dining room, kitchen, two double bedrooms, a box room and a bathroom. The layout lends itself well to remodelling, with clear potential to reconfigure the accommodation to create an additional bedroom and en-suite, subject to the usual consents. Although the property now requires full modernisation, it presents an outstanding opportunity for purchasers looking to create a home to their own taste and specification within a popular residential area.

## Features

- Generously proportioned second floor tenement flat
- Approx. 95 sq m (1,021 sq ft)
- Separate living and dining rooms
- Two bedrooms plus box room
- Excellent scope to reconfigure & add additional bedroom and en-suite
- Well-kept shared rear garden
- Permit zoned on-street parking
- Sought-after Shandon location
- Close to local amenities, schools and green spaces
- Ideal project for buyers seeking to modernise and add value

## Room Measurements

Hall: 19'2 x 8'6 (5.83m x 2.59m)

Living Room: 20'0 x 12'2 (6.09m x 3.70m)

Dining Room: 18'6 x 10'3 (5.64m x 3.13m)

Kitchen: 6'10 x 5'3 (2.08m x 1.60m)

Bedroom 1: 14'8 x 11'8 (4.46m x 3.55m)

Bedroom 2: 16'3 x 7'11 (4.95m x 2.42m)

Box Room: 8'5 x 7'0 (2.58m x 2.14m)

Bathroom: 8'6 x 4'7 (2.60m x 1.39m)





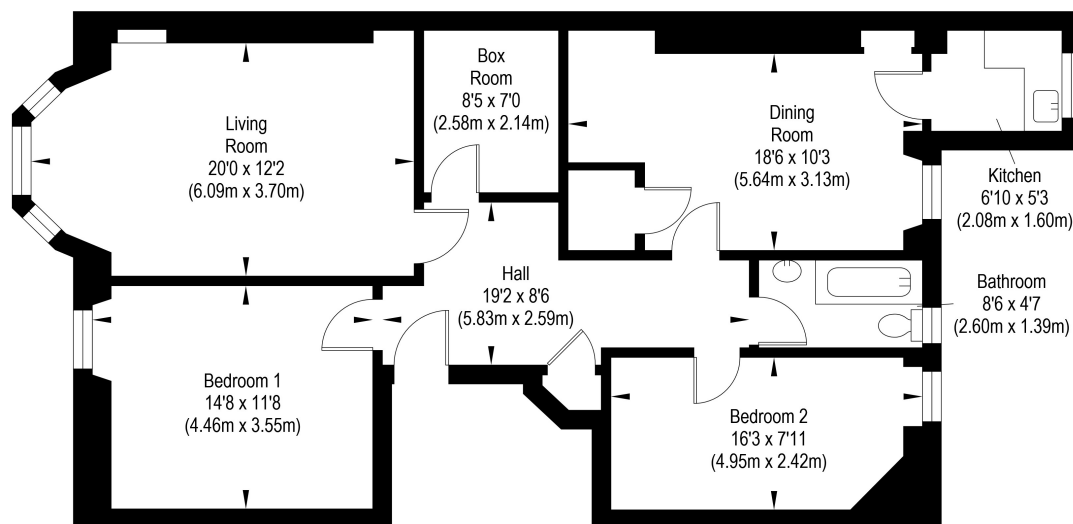


# Floorplan



Approx. Gross Internal Floor Area 95 Sq M / 1021 Sq Ft.

2nd Floor



All measurements are approximate. Not to scale. For identification only.  
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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