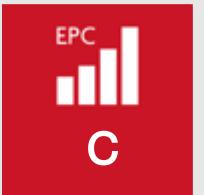




2f2, 67 Ashley Terrace,
Edinburgh EH11 1RU





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)

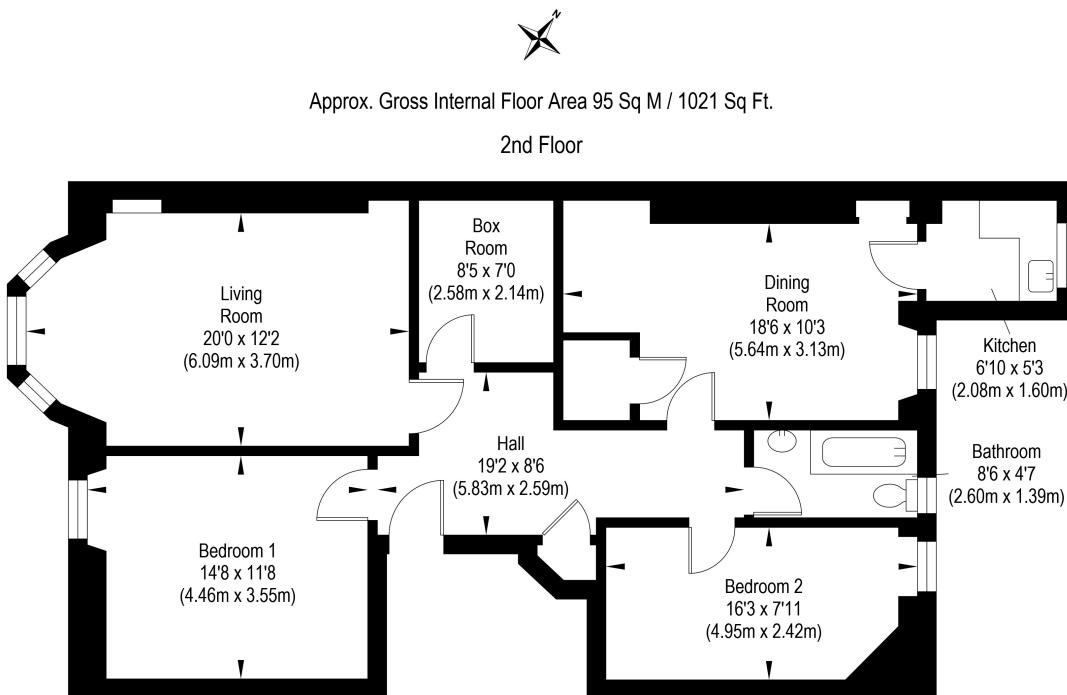
Bedroom 2: 16'3 x 7'11 (4.95m x 2.42m)

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

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



Floorplan



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.

Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH

Brothockbank House, Arbroath, DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-5 High Street, Bonnyrigg, EH19 2DA
0131 663 7315
bonnyriggea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ
01382 200099
dundeea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

INVERNESS

Kintail House, 2 Sir Walter Scott Drive, Inverness, IV2 3BW
01463 893997
genea@thorntons-law.co.uk

ST ANDREWS

19-21 Bell Street, St Andrews
01334 474200
standrewsea@thorntons-law.co.uk

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland