

FOR SALE



## 28 Ashville Terrace

Leith, Edinburgh, EH6 8DD

TRUSCOTT  
PROPERTY

# Specification

- Reception Hall
- Kitchen
- Living Dining Room
- Bedroom 1 Double bedroom
- Bedroom 2 Double bedroom
- Bedroom 3
- Shower room
- Separate WC
- Double Glazing
- New Smart WiFi Haverland energy-efficient electric heating
- Private garden to the front
- Unrestricted on-street parking
- Eaves storage

Please note that the images of the kitchen, sitting room, bedrooms, cloakroom and shower room have been altered by virtual staging.

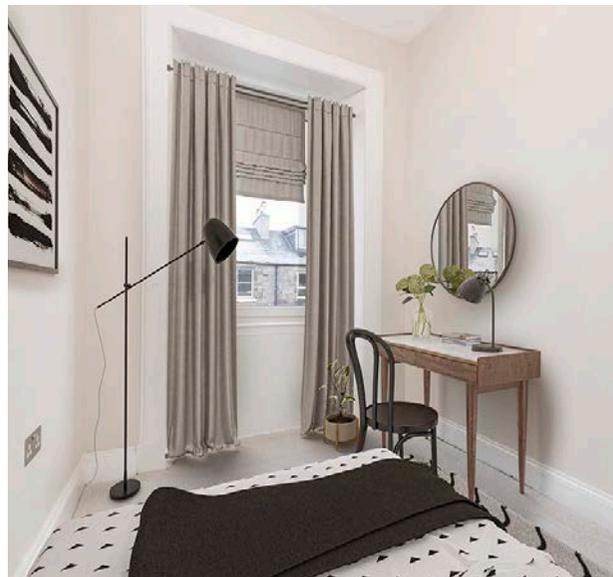


# Description

28 Ashville Terrace is an upper colony villa within the city's highly regarded Leith Links district. It is pleasantly located within a quiet cul-de-sac in the sought-after Leith Links district, lying east of the city centre, close to excellent amenities, schooling, and transport links.

The property has been extensively renovated to a high standard. It comprises a living room, a modern kitchen with integrated appliances, three bedrooms, a shower room, WC, and an under-stairs utility cupboard. In addition, the heating system has been upgraded to a wifi electric heating system with a pressurised water system.

This upper villa benefits from a large private garden with a garden shed. Ample storage is available in the eaves of the property. The property has planning permission to add a dormer on both sides upstairs.



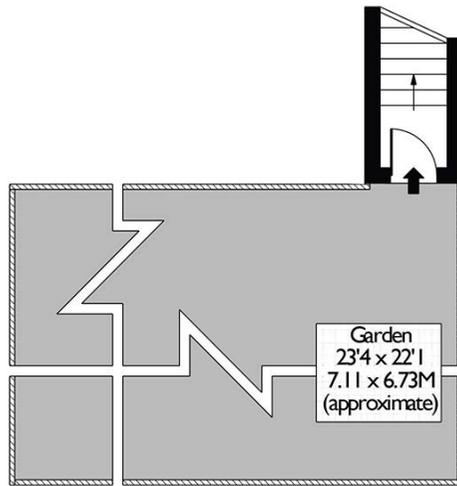


## Location

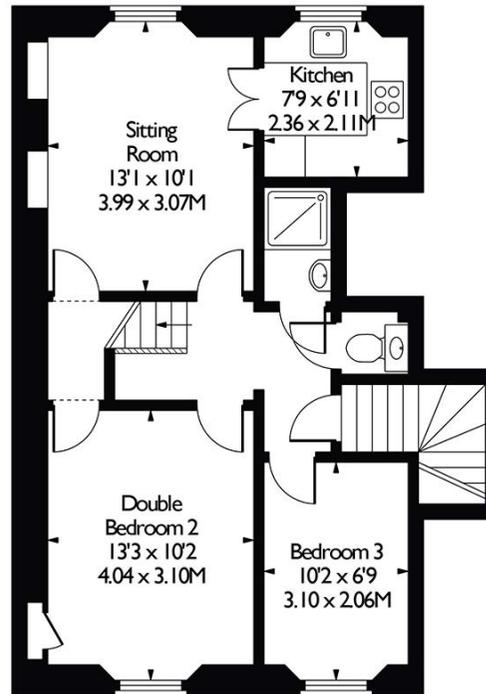
Ashville Terrace is within walking distance of an abundance of local convenience shopping, including the Meadowbank Retail Park or Easter Road/Leith Walk. The property provides easy access to the city's finest amenities, including major retail outlets, fine dining/nightlife, and cultural venues. Schools catering for all age groups are easily accessible with many recreational facilities in the vicinity, including Leith Victoria Swim Centre, Lochend Park and the site of the new Meadowbank

Stadium. The vast greenery of Leith Links itself provides a lovely environment for families and dog walking. The vibrant Shore district is also within easy access, where there is a wide variety of restaurants, bars and cafes, as well as the Ocean Terminal with major retail outlets and a multiscreen cinema. A frequent and effective public transport service operates near many parts of the city with easy access to the city by-pass linking with major motorway networks.

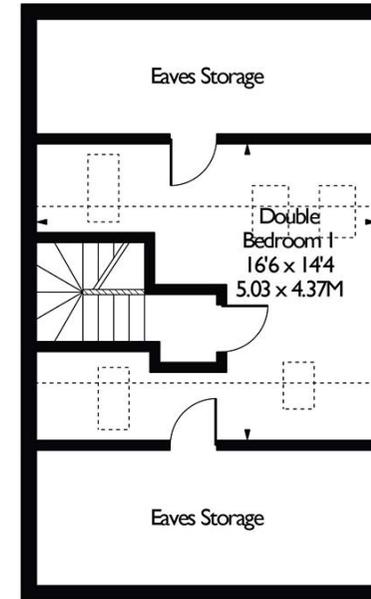
## Ground Floor



## First Floor



## Second Floor



# Floor Plan

Illustration Purposes Only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only, is not to scale and should be used as such by any prospective purchaser.

### Approximate Area:

1020 sq ft / 94.67 sq m  
(Including Eaves Storage & Restricted Height Area)

710 sq ft / 65.96 sq m  
(Excluding Eaves Storage & Restricted Height Area)

# TRUSCOTT

P R O P E R T Y

To arrange a viewing, please get in touch with Truscott Property via any of the contact options below.

## Contact

t: 0131 589 2900

e: [hello@truscottproperty.com](mailto:hello@truscottproperty.com)

w: [www.truscottproperty.com](http://www.truscottproperty.com)



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