

23 Ashville Terrace

LOCHEND, EDINBURGH, EH6 8DD



*BRIGHT AND SPACIOUS TWO-BEDROOM
HOME WITH PRIVATE GARDEN*



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23 Ashville Terrace, Lochend, Edinburgh is a beautifully presented two-bedroom home offering generous living space, modern finishes, and a private garden setting. A welcoming entrance hallway, finished with neutral décor, carpet flooring, and light wood doors, provides access to all areas of the property and sets a calm, cohesive tone throughout.

The heart of the home is the bright and spacious open-plan kitchen and dining area. Styled in neutral tones, it benefits from excellent natural light through a large window, creating an airy and inviting atmosphere. A built-in storage cupboard offers practical convenience, while a feature wood-burning stove adds warmth and character to the space.

The Property



There are two very spacious bedrooms, both filled with natural light and enhanced by high ceilings, giving a wonderful sense of openness. One bedroom further benefits from a built-in recess area, ideal for shelving or additional storage solutions.





Bedroom 2

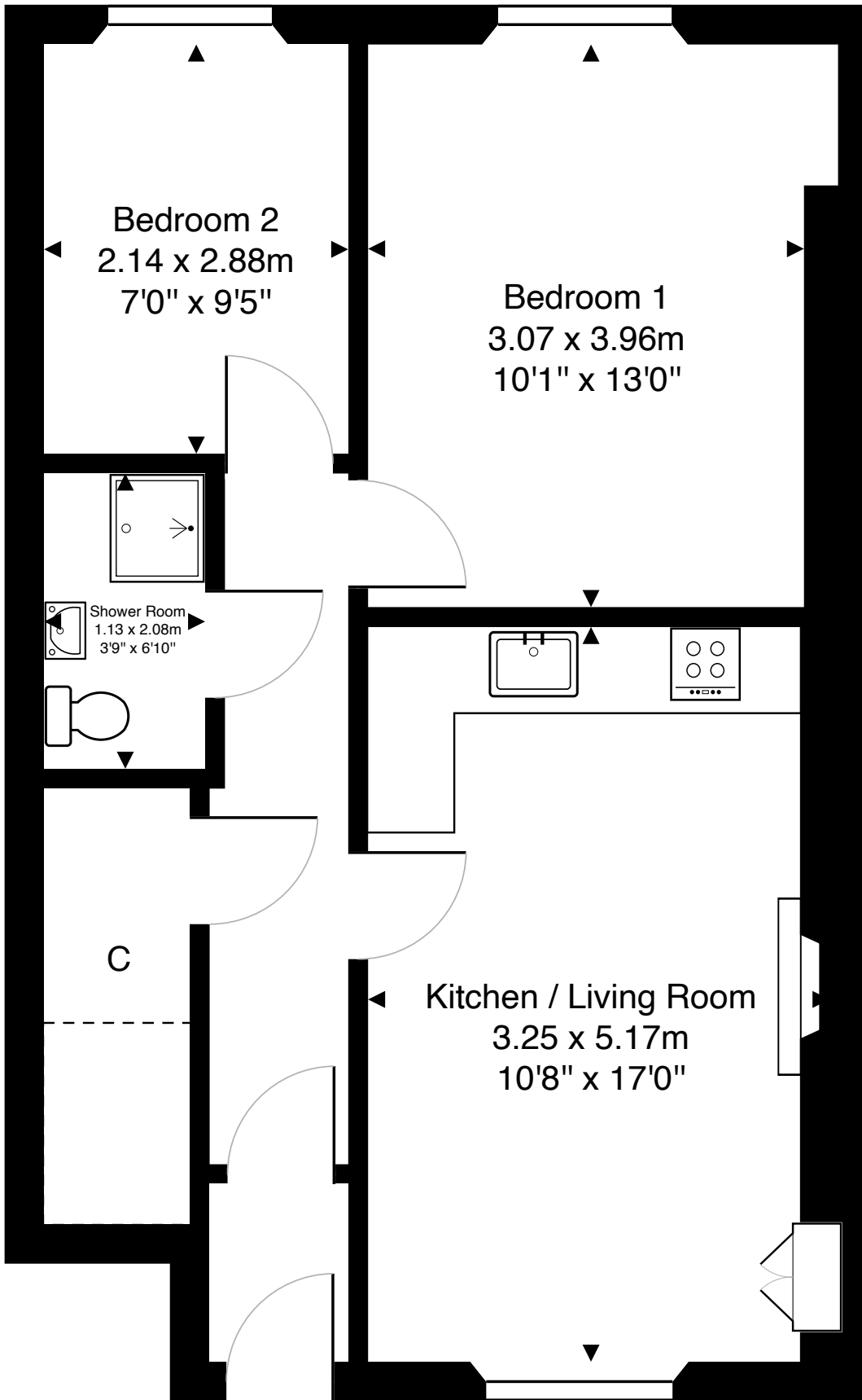




The shower room has been finished to a sleek, contemporary standard, featuring a stylish white vanity unit with wash hand basin and useful storage below. Chrome fittings and neutral tiling complete the modern, understated look, giving a fresh, newly fitted feel.







Gross internal floor area (m²): 49m²

EPC Rating: D



Externally, the property enjoys a private garden surrounded by mature trees and established planting, offering a peaceful outdoor retreat and excellent potential for relaxing or entertaining.





Situated in the popular Lochend area of Edinburgh, the property benefits from a well-connected residential setting close to a range of local amenities. Nearby Leith offers an excellent selection of cafés, restaurants, and independent shops, while larger retail options can be found at Ocean Terminal and the city centre, both easily accessible.

The area is well served by regular bus routes providing quick and convenient access into Edinburgh city centre and surrounding districts. Lochend Park and nearby green spaces offer excellent outdoor recreation, ideal for walking, running, or relaxing. This location combines a peaceful residential feel with strong transport links and vibrant local amenities, making it a highly convenient and increasingly desirable part of the city.

The Location

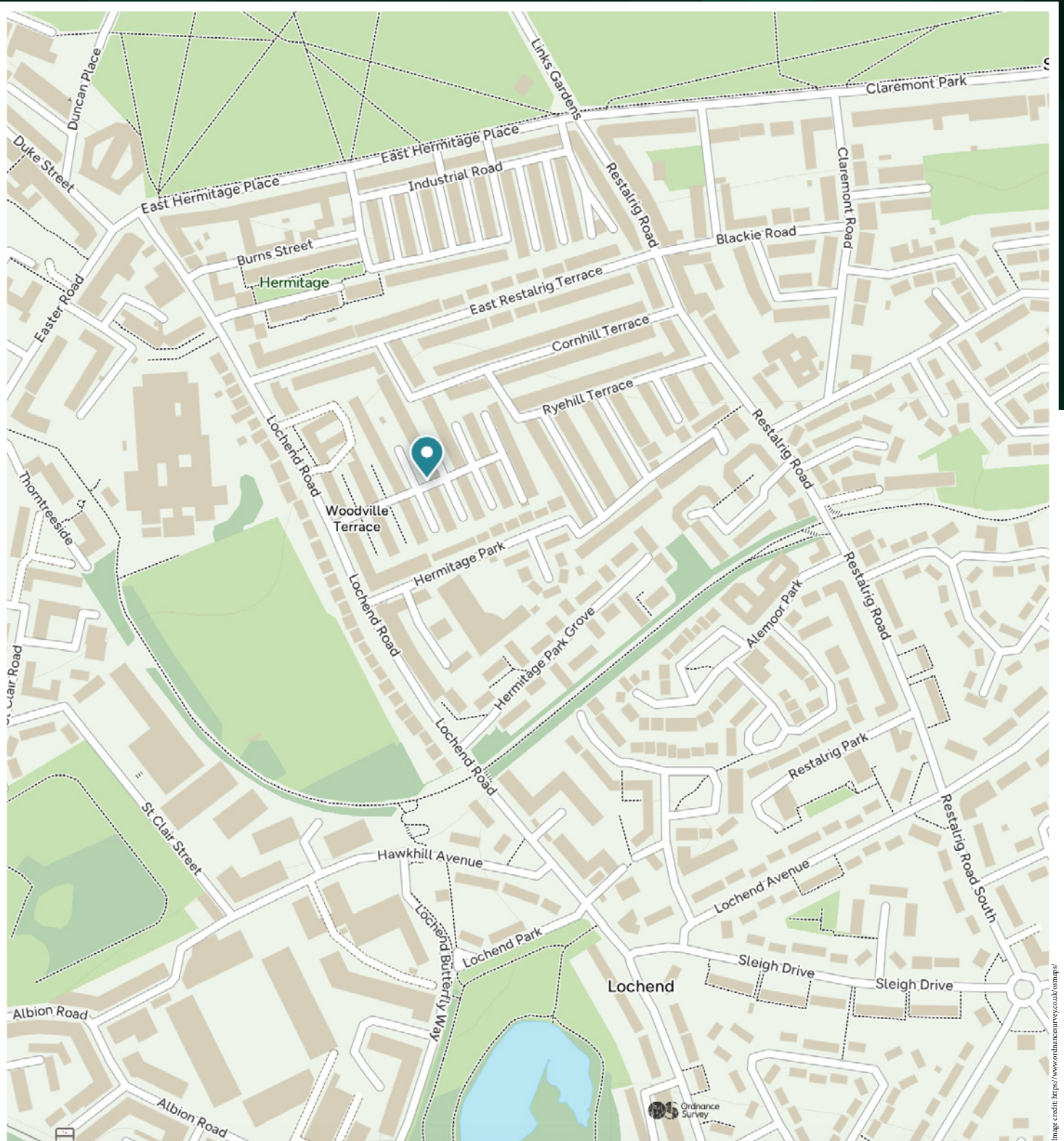


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THE SUNDAY TIMES
THE TIMES



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