

38 Ardshiel Avenue, Clermiston, Edinburgh, EH4 7HS





### Description

Superb three bedroom end terraced villa with large enclosed south-facing rear garden, located within a pleasant residential street, well placed for excellent amenities, road links, and well regarded schooling. This lovely property perfectly combines modern conveniences and on-trend decor which would make a perfect home for a professional couple or family, and offers particularly spacious and well planned living which also comes with the added attraction of a driveway.

- Welcoming reception hallway
- Smart living/dining room with patio doors opening onto rear garden
- Stylishly appointed, ultra-sleek kitchen
- Useful utility room with door to rear garden
- Two spacious double bedrooms
- Bedroom 3
- Bathroom consisting of a stylish white suite with shower
- Attic storage
- Gas central heating and double glazing
- Mature private garden to rear with timber sun deck
- Driveway

### Extras

All curtains and blinds, wardrobes in bedroom three and the large bookcase in bedroom two are included in the sale.

### EPC Rating: D

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





## Location

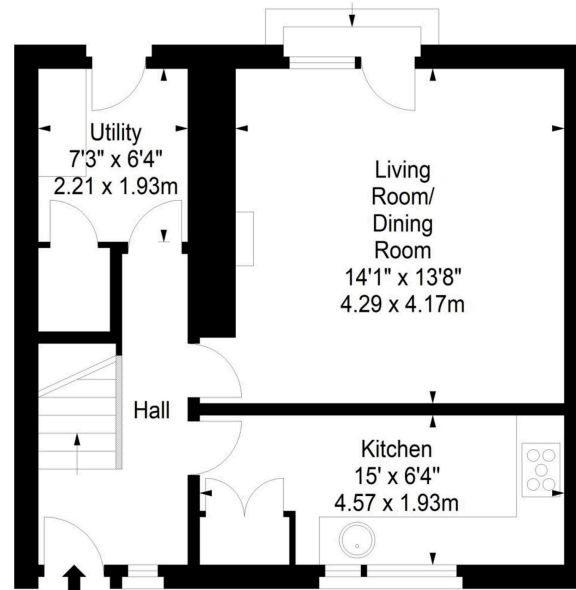
Lying to the west of Edinburgh city centre, Clermiston enjoys outstanding transport links, making commuting by car or public transport fast and convenient. The area offers traditional high street shops which sit side-by-side in Corstorphine with large retail outlets, such as a 24-hour Tesco Extra supermarket, Sainsbury's and Scotmid. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.



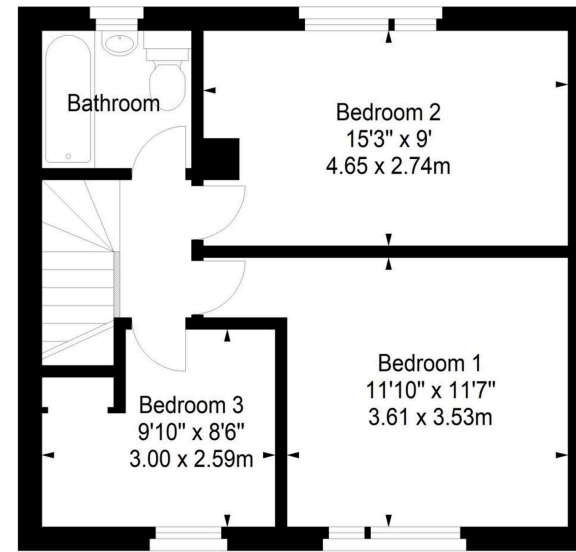
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Approx. Gross Internal Area  
914 Sq Ft - 84.91 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



First Floor



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

