



44/2 Ardshiel Avenue
Barnton, Edinburgh
EH4 7HS



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Property Summary

Set within leafy greenery in highly coveted Barnton, this two-bedroom garden flat offers a peaceful yet well-connected location, less than five miles from the heart of Edinburgh. Excellent transport links and proximity to local shops and schools make it an excellent choice for city professionals, young families, downsizing retirees, and investors alike. The flat features neutral interiors, with scope for upgrades, allowing the new owner to easily personalise the interiors. A secure garden is accessed from the reception room at the south-facing rear, while a second private garden and unrestricted on-street parking are at the front.

A communal vestibule and secure entry system provide access to the flat. Upon entering, a hall with storage leads into the spacious, sun-filled reception room that opens onto the garden, offering a secluded outlook.



Features

- Leafy, well-connected suburban address
- Easily adaptable neutral interiors
- Garden/ground-floor flat in established development
- Communal vestibule and secure entry system
- Welcoming entrance hall with storage
- South-facing living/dining room with garden access
- Bright well-equipped kitchen
- Two double bedrooms with fitted wardrobes
- Bright bathroom with bath and separate shower
- Front garden and secure south-facing rear garden
- Ample unrestricted on-street parking
- Gas central heating and full double glazing





South-facing living/dining room with garden access

The flexible layout accommodates lounge seating and a dining area, with the space attractively enhanced by a decorative fireplace and contemporary oak-style flooring that seamlessly continues from the hall.

Returning through the hall, you reach a bright kitchen illuminated by double windows. It features classical wood-toned cabinetry, ample workspace, built-in pantry storage, and a full range of freestanding appliances, including a gas cooker, a washing machine, a dishwasher, and an upright fridge freezer.



“A bright kitchen illuminated
by double windows and
wood-toned cabinetry”







Two double bedrooms with fitted wardrobes and a bright bathroom with bath and separate shower

Two double bedrooms and a bathroom are also accessible from the hall. Both bedrooms have fitted wardrobes and deep carpeting for comfort, and the larger room enjoys an exceptionally private view over the rear garden. In addition to a WC-suite and vanity storage, the well-equipped bathroom includes a bath and a separate shower enclosure. Gas central heating and full double glazing ensure the flat remains warm and efficient.





Front garden and secure south-facing rear garden

Externally, the securely fenced rear garden is a suntrap with a lawn and seating terrace, pleasantly overlooked by leafy trees. Additionally, there is a private front garden and ample on-street parking in the immediate vicinity, which is conveniently unrestricted.

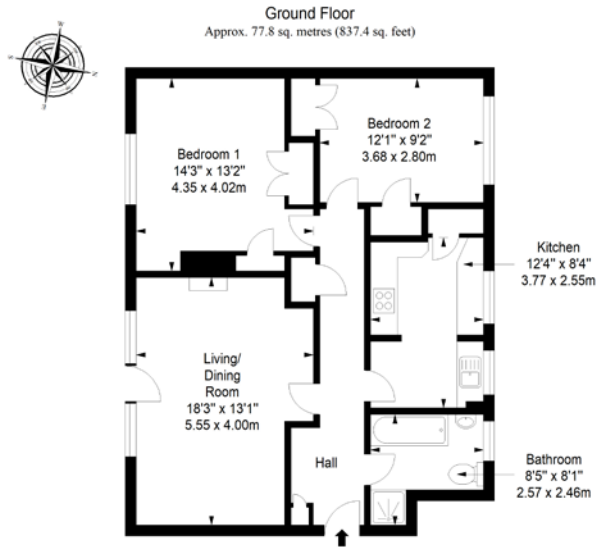




Barnton, Edinburgh

Just a few miles from the city centre, the highly sought-after residential area of Barnton promises the very best of both worlds: a tranquil green setting with excellent transport links and local amenities. For everyday essentials, Barnton is served by convenience stores, a post office, and a pharmacy, while more extensive shopping facilities can be found in neighbouring Corstorphine or nearby retail parks, such as Craigleith Retail Park or The Gyle Shopping Centre. Residents of Barnton are spoilt for choice when it comes to outdoor activities: from bracing strolls at Cramond Beach or riverside walks along the River Almond, to woodland trails and wildlife-watching in Hillwood Park. Drumbrae Park is home to Drumbrae Leisure Centre – a state-of-the-art sports and fitness hub with a pool, a gym, and fabulous views across the Firth of Forth. Furthermore, Barnton is surrounded by several prestigious golf courses, including Ravelston Golf Club, Bruntsfield Links, and the Royal Burgess Golfing Society. The area offers schooling at primary and secondary levels and allows swift access to the Queensferry Crossing, Edinburgh City Bypass, Edinburgh International Airport and the M8/M9 motorway network. It is also served by fantastic public transport links (bus and rail) for travelling across the city and beyond.

Floorplan



Total area: approx. 77.8 sq. metres (837.4 sq. feet)

EPC Rating - C | Council tax band - B | Home report Value - £185,000

Extras: The sale includes all fitted floor and window coverings, light fittings, and appliances.



Price & Viewings

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