










Offers Over
£145,000

3/8 Ardshiel Avenue

Clermiston | Edinburgh | EH4 7LJ

Spacious top floor flat in the ever popular area of Clermiston, ideally suited to first time buyers and young professionals. Local amenities are on hand with an excellent public transport network to the city the centre and easy access to the main motorway network.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Rear Gardens
-  EPC Rating – F
-  Council Tax Band - B



Description

The reception area of this property is generously sized, offering plenty of room for both relaxation and dining, with ample space to comfortably fit a dining table. A standout feature is the private balcony, which extends from the reception room and provides an open aspect with lovely views over the communal park, creating an ideal spot for outdoor seating. The kitchen is well-appointed, featuring fitted white wall and base units, complemented by modern white goods and tiled splashbacks for a clean, contemporary look. The first double bedroom enjoys an open aspect with plenty of natural light, while the second double bedroom, finished with cozy carpeting, benefits from a peaceful rear aspect. The bathroom includes a white three-piece suite, complete with an electric shower over the bath, offering both practicality and comfort.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

To the rear of the property is a private garden space and parking is available on street for residents and visitors alike.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

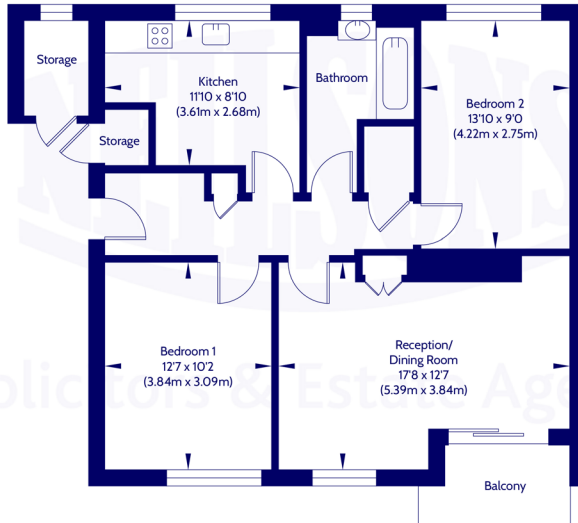
The property is situated within the sought after Clermiston area of Edinburgh, lying to the west of the City Centre. The area is well served with local shops & amenities with further shops and a Tesco Extra superstore available in neighbouring Corstorphine. The Gyle Shopping Centre is a short drive away and offers a variety of high street shops. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses which are all within easy reach together with Drum Brae and David Lloyd Leisure Centres, along with Drumbrae Library Hub. Fantastic schooling at both primary and senior level is only a short distance away. The location is ideal for access to The City of Edinburgh Bypass linking the east and west, Scotland's motorway network (M8, M9, M90 and Queensferry crossing) and Edinburgh International Airport.





Approx. Gross Internal Floor Area 69.16 Sq M / 744 Sq Ft.

Third Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

