



Solicitors & Estate Agents



Fixed Price

£155,000

7/8 Ardshiel Avenue

Clermiston | Edinburgh | EH4 7LJ

A well-proportioned dual-aspect top-floor flat with the added benefit of a private balcony, set within the popular residential area of Drumbrae/Clermiston. Close to excellent local amenities and transport links, this appealing property is ideal for first-time buyers or professionals.

 2 Bedrooms

 1 Public Room

 1 Bathroom

Private Balcony

 On Street Parking

 EPC Rating – C

 Council Tax Band - B



Description

Accessed via a welcoming hallway with built-in storage, the flat opens into a large dual front aspect reception/ dining room, offering an excellent space for everyday living and entertaining, with direct access to the private balcony. The separate kitchen is well laid out with a good selection of units, offering potential for modernisation and scope to create a contemporary culinary space. There are two spacious double bedrooms, both quietly positioned and the larger room benefiting from built-in storage, providing ample space for furnishings or home working. The property is completed by a bright shower room fitted with a white suite and enclosed shower cubicle. While the property has been well maintained, it presents an exciting opportunity for the new owner to upgrade and add value in places. Further benefits include gas central heating, double glazing, and a private external store located just outside the flat.



Extras

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

Gardens & Parking

To the rear of the building is a communal garden and drying green, while residents and visitors have access to unrestricted on street parking. To the front of the building there is the size of a football pitch park with fenced children's play area.

Viewing

Please contact Neilsons on 0131 625 2222.





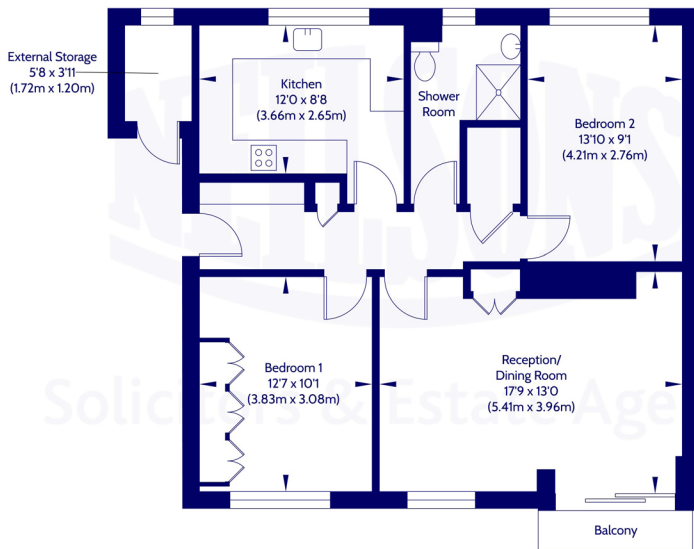
Location

Drumbrae provides local convenience shopping with the Gyle Shopping Centre and Hermiston Gait only a short drive away and offering a wide range of major retail outlets and services. Neighbouring Corstorphine has a Tesco Extra and Lidl Supermarket along with a wide range of independent shops and services, cafes, restaurants & takeaways. Schools catering for all age groups are easily accessible and a frequent public transport service operates close by offering swift access to Edinburgh City Centre and the surrounding areas. Leisure and recreational opportunities in the area include the Drumbrae and David Lloyd Leisure Centre's, Corstorphine Hill Nature Reserve, local golf courses, tennis club and the Drumbrae Library and Community Hub. The area is ideal for commuters as links to the City Bypass, M8/M9, the Queensferry Crossing and Edinburgh International Airport are all close at hand.



Approx. Gross Internal Floor Area 71.9 Sq M / 774 Sq Ft.

Third Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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