



Flat 8, 15 Ardshiel Avenue, Edinburgh

Offers Over £170,000



Flat 8

15 Ardshiel Avenue, Edinburgh

Beautiful Turn-Key 2 Bedroom Flat Carol Lawton and RE/MAX Estates Linlithgow are delighted to present this stunning, walk-in condition, two-bedroom flat located in the popular Drumbrae Edinburgh.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Entrance Hall

6' 9" x 2' 9" (2.07m x 0.84m)

A lovely, airy space with a welcoming feel, enhanced by fresh décor and access to all rooms. The area benefits from two large storage cupboards, offering excellent practicality, as well as laminate flooring, two central light fittings, and a radiator. There is also ample space for hanging coats and jackets, making this a bright and functional entrance to the home.

Lounge/Diner

17' 7" x 11' 5" (5.36m x 3.48m)

A very bright and spacious room enhanced by a front-facing window, a side window, and a large patio door leading out to the balcony. The space features laminate flooring, a radiator, and two central light fittings, creating a warm and inviting atmosphere. A charming focal point is the feature tiled hearth with an authentic-style electric fire. The room also offers ample space for a dining table and chairs, as well as a useful storage cupboard. Fresh décor throughout completes this attractive and versatile living area.

Kitchen

9' 7" x 8' 11" (2.92m x 2.72m)

A generously sized kitchen with a large rear-facing window that fills the room with natural light. The space features laminate flooring, a set of central spotlights, and stylish new splashback tiling, all complemented by fresh décor. It is well-equipped with an integrated oven and grill, a gas hob with extractor fan, and a stainless-steel sink with drainer and modern mixer tap. Good storage is provided by multiple cupboards, and the current owner has kindly included a fridge-freezer and washing machine. A bright, practical, and well-appointed kitchen, perfect for modern living.





Bedroom One

10' 4" x 13' 0" (3.14m x 3.95m)

A lovely, spacious, and light-filled double bedroom enjoying pleasant front-facing views. The room features fresh décor, laminate flooring, a central ceiling light, and a radiator. With generous proportions, it offers plenty of space for a full range of freestanding furniture, creating a bright and comfortable setting.

Bathroom

9' 4" x 6' 9" (2.84m x 2.06m)

A fresh and modern bathroom featuring a rear-facing window that fills the space with natural light. The room includes a bath with an over-bath electric shower, complemented by a glass screen and a useful second handheld shower attachment. Additional features include a radiator, WC, and a stylish vanity-unit sink fitted with a contemporary waterfall mixer tap. Finished with practical vinyl flooring and central ceiling lighting, this well-presented bathroom offers both comfort and modern convenience.

Bedroom Two

14' 3" x 9' 3" (4.34m x 2.82m)

Another excellent-sized bedroom, featuring a rear-facing window that brings in plenty of natural light. The room offers fresh décor, laminate flooring, a central ceiling light, and a radiator. With ample space for freestanding furniture, it provides a bright, comfortable, and versatile setting.





COMMUNAL GARDEN

A large and spacious communal garden to the rear of the property, mainly laid to lawn and accessible via a rear door on the ground floor. The property also benefits from two generous outdoor storage cupboards located right by the flat's entrance, providing practical and convenient space for everyday use.

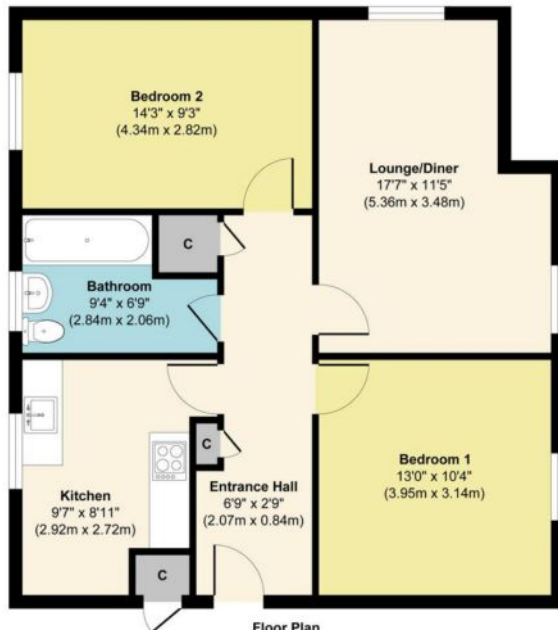
ON STREET

1 Parking Space

Convenient on-street parking is available directly outside the property, offering easy access for both residents and visitors.



Flat 8, 15 Ardshiel Avenue, Edinburgh, EH4 7HR



Floor Plan

Approx. Gross Internal Floor Area 713 sq. ft / 66.27 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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