

# 46/2 Ardshiel Avenue

CLERMISTON, EDINBURGH, EH4 7HS



*Spacious Three Bedroom Ground Floor Flat  
in Edinburgh's Popular Clermiston Area*



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McEwan Fraser Legal is delighted to present this spacious three-bedroom ground-floor flat in Edinburgh's popular Clermiston area.

# THE LIVING ROOM & KITCHEN



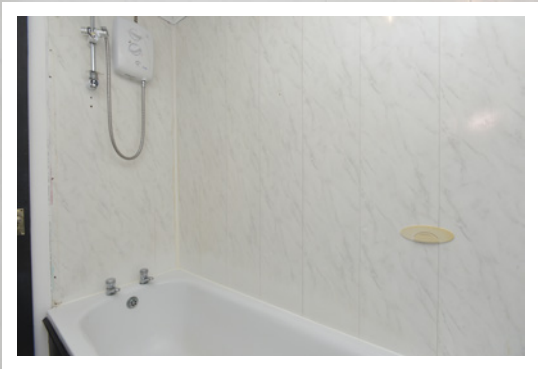
Inside, the property comprises of:

- Fully equipped kitchen which would benefit from modernisation, however, is in ample working order. Facing the rear of the property and flooded by natural light because of the large window.
- Spacious living area with box cupboard. The living room boasts a large window and is front-facing with various possibilities for furniture arrangements.



- The property boasts three generous bedrooms all of which are double in their proportions and offer options when it comes to freestanding storage.
- The flat has one main family bathroom which is in good working order with a mains shower.

## THE BATHROOM



# THE BEDROOMS



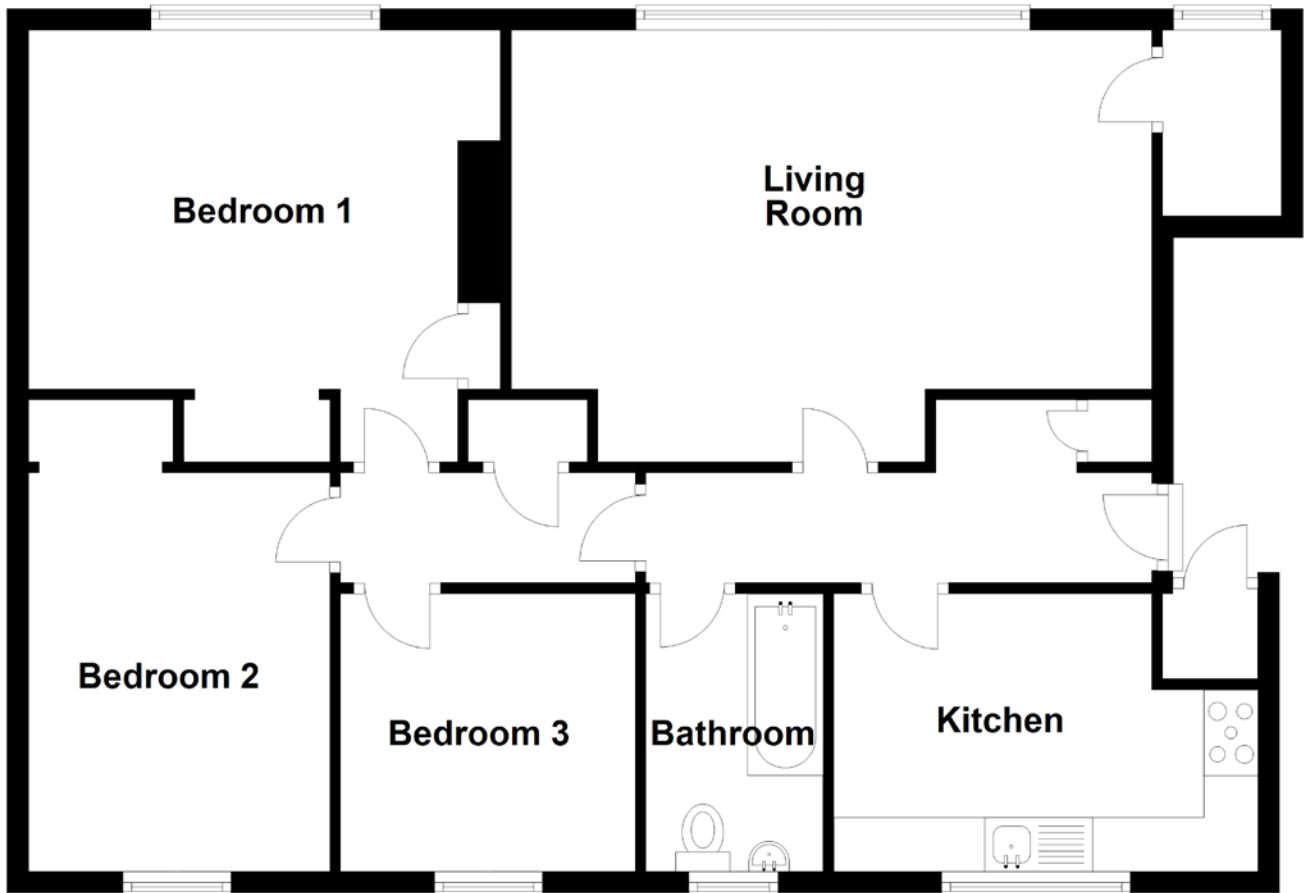


In addition, the property benefits from a private front garden, a communal rear garden with a private rear garden area and double-glazed windows with gas central heating throughout making for a warm and cost-effective home, year-round.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

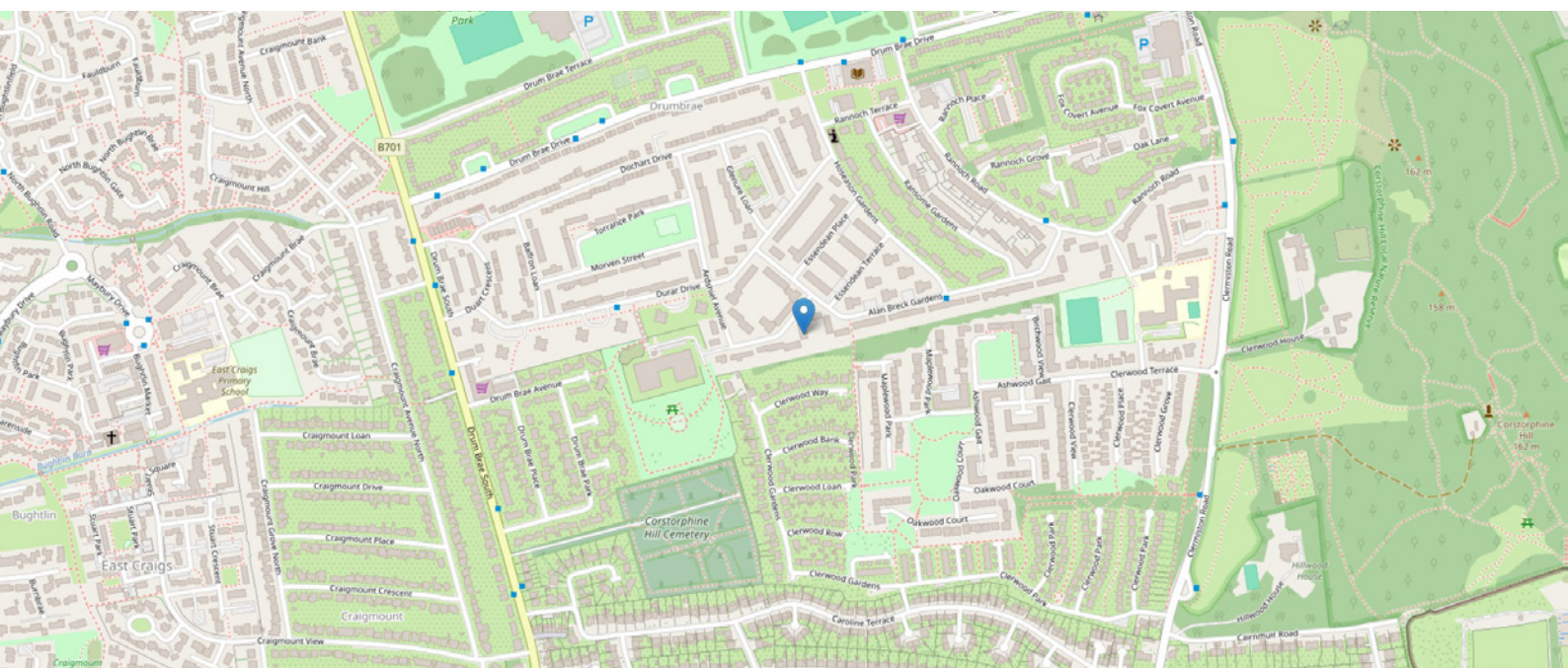


Approximate Dimensions (Taken from the widest point)

Living Room 5.94m (19'6") x 4.00m (13'1")  
 Kitchen 3.93m (12'11") x 2.57m (8'5")  
 Bathroom 2.64m (8'8") x 2.57m (8'5")

Bedroom 1 4.00m (13'1") x 2.89m (9'6")  
 Bedroom 2 3.69m (12'1") x 2.79m (9'2")  
 Bedroom 3 2.73m (8'11") x 2.57m (8'5")

Gross internal floor area (m<sup>2</sup>): 84m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Clermiston is a much respected, well-established residential district situated on the west side of Edinburgh. The area is bordered by Queensferry Road on the north side, Clermiston Road North to the east and Drum Brae North to the west. There are excellent local shops and amenities, and these will provide all the normal daily requirements. More extensive shopping facilities are available in Corstorphine, and this is just a five-minute drive away. Corstorphine is considered to be one of Edinburgh's best-served shopping centres and provides a wide choice of facilities as well as all the usual banking, building society and Post Office services. Davidson's Mains is also within easy reach and provides a wide choice of facilities ranging from corner shops to national chain stores. Should a more specialised trip be required, Edinburgh's city centre is within easy reach using one of the many and frequent bus services that pass through the area.







Edinburgh's city centre offers a wide range of hotels, restaurants and bars, as well as theatres and cinemas, concert halls and art galleries. Queensferry Road leads to the Barnton Junction and this gives direct links to the west and north. The Edinburgh city bypass now gives easy access to East Lothian with its famous golf courses and beautiful beaches. Links to the major trunk routes in Scotland, the M8 and Glasgow and the M9 to the north are just a few minutes' drive away.

Delightful walks over Corstorphine Hill, with panoramic views over Edinburgh, are just a few minutes' walk away. Edinburgh Zoo is nearby, and Cramond Foreshore, with its variety of water sports, is just a five minute drive away.

Local schools in the area include Clermiston Primary School and The Royal High Secondary School.



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