



RALPH SAYER
SOLICITORS & ESTATE AGENTS

15/4 Ardshiel Avenue

Clermiston, Edinburgh, EH4 7HR

15/4 Ardshiel Avenue

Set on the first floor of a residential development in popular Clermiston, this spacious and appealing flat enjoys a peaceful setting with excellent local amenities nearby. Accessed via a secure entry system and shared stairwell, the home opens to an entrance hall with built-in storage leading to a sunny dual-aspect reception room that extends to a private southwest-facing balcony and benefits from press storage, creating a welcoming heart of the home. The kitchen is fitted with practical units, while the accommodation is completed by a southwest-facing main bedroom, a versatile second double bedroom, and a three-piece family bathroom. Communal and private gardens, two external stores, and private residents' parking add further appeal.

Property Summary

- First-floor flat in Clermiston
- Secure phone entry system and shared stairwell
- Entrance hall with built-in storage
- Sunny dual-aspect balconied living/dining room with press storage
- Kitchen with fitted units
- Southwest-facing carpeted main bedroom
- Versatile second double bedroom
- Three-piece bathroom
- Private southwest-facing balcony
- Communal and private gardens
- Two external stores
- Private residents' parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £155,000



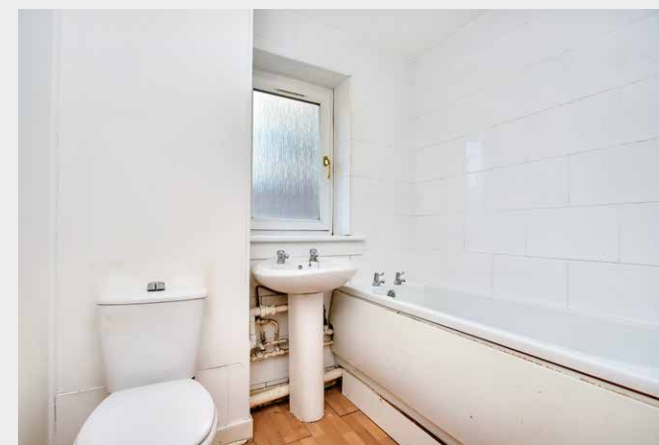




Sunny dual-aspect
balconied living/dining
room with press storage &
a kitchen with fitted units







Extras: All fitted floor and window coverings, light fittings, and appliances are included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.



Clermiston, Edinburgh

Situated west of the city centre and just north of sought-after Corstorphine, Clermiston is a popular choice among families and young professionals owing to its excellent local services and amenities, well-regarded catchment schools and convenient transport links. The leafy residential area has no shortage of public parks and green spaces, such as Hillwood Park and Corstorphine Hill, as well as Drum Brae Park, which is home to Drum Brae Leisure Centre. Packed with indoor sport and fitness facilities, including a 25-metre swimming pool, a state-of-the-art gym, a fitness studio and a sports hall, the leisure centre also commands stunning views across the Firth of Forth. Golf enthusiasts are equally spoilt for choice, with a number of prestigious golf courses nearby. Residents of Clermiston enjoy ideal local services and amenities right on their doorstep, as well as extensive retail facilities at nearby Corstorphine Retail Park and Craigleith Retail Park, including a selection of major supermarkets and large high-street outlets. The area enjoys good primary and secondary state schools, whilst some of the capital's best private school choices are within easy driving distance. Clermiston offers swift and easy access to Edinburgh Airport, Queensferry Crossing and the M8/M9 motorway network, as well as fantastic public transport links travelling across the city, day and night.

Let us help you find your next
dream property!



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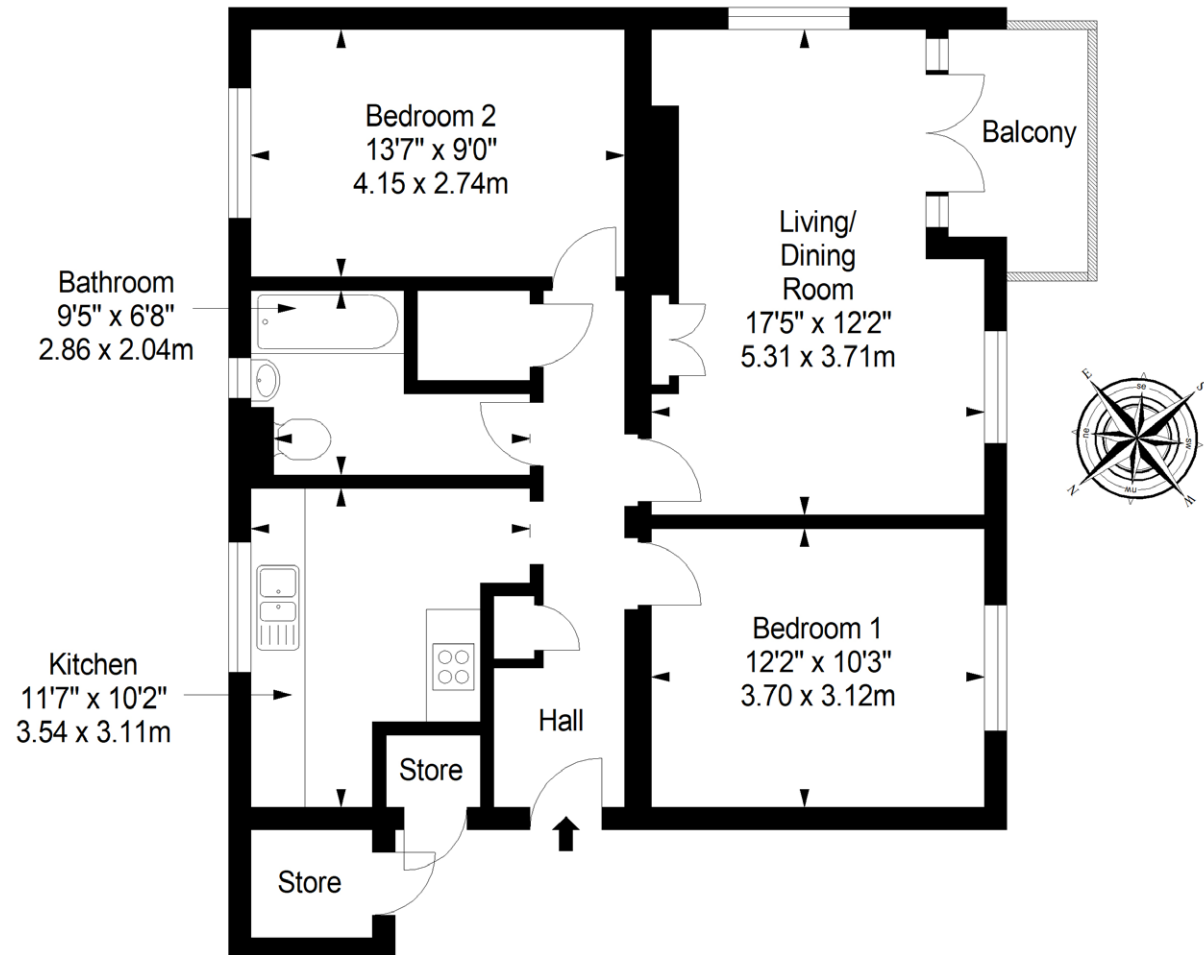
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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

First Floor

Approx. 70.8 sq. metres (762.1 sq. feet)



Total area: approx. 70.8 sq. metres (762.1 sq. feet)