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Offers Over
£160,000

13/6 Ardshiel Avenue

Clermiston | Edinburgh | EH4 7HR

A fantastic opportunity has arisen to acquire this well-proportioned two-bedroom second floor flat, quietly positioned within the ever-popular Clermiston district of Edinburgh. Conveniently located close to excellent day-to-day amenities and superb transport links, the property offers bright and spacious accommodation, making it an ideal purchase for first-time buyers, professionals, and buy-to-let investors.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private balcony
-  Shared drying green
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



Description

The accommodation begins with a welcoming entrance hallway, benefiting from both a large storage cupboard and an additional cupboard, providing useful everyday practicality. The bright and airy lounge/diner enjoys features including attractive built-in lighting together with an electric fireplace creating a welcoming focal point. A private balcony extends the living space and provides a lovely spot to sit and relax. The well-appointed kitchen is fitted with a range of integrated and freestanding white goods and benefits from full wall tiling, under-unit lighting, and a recently installed boiler (within the last two years). The principal bedroom is a comfortable front-facing double complete with fitted mirrored sliding wardrobes and ample space for additional freestanding furniture. Bedroom two is another generous double overlooking the shared drying green and also offers excellent space for freestanding furniture and a variety of layouts. Completing the accommodation is the family bathroom, finished with full wall tiling, tiled flooring, and a corner jacuzzi bath with shower over.

Further benefits include gas central heating and double glazing.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Gardens & Parking

Externally, the property benefits from three private storage cupboards located within the communal stair, a shared drying green, and ample unrestricted on-street parking available for both residents and visitors.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, and fridge, freestanding washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





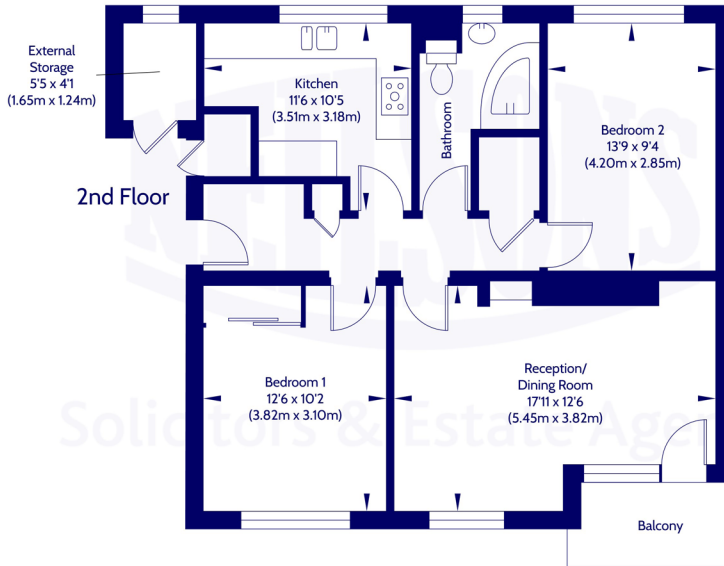
Location

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, bars and cafes together with a Tesco Extra supermarket. 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 the Drumbrae Library Hub and David Lloyd Leisure Centre. The property is also in close proximity to both primary and high schools. 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's International Airport.





Approx. Gross Internal Floor Area 69 Sq M / 743 Sq Ft.



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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