



Solicitors & Estate Agents



Offers Over

£150,000

17/8 Ardshiel Avenue

Clermiston | Edinburgh | EH4 7HT

Freshly painted throughout, this second floor, two bedroom flat is quietly positioned within the popular residential district of Clermiston, close to local amenities, transport links and green spaces. Offering comfortable accommodation together with a private balcony, the property is sure to appeal to first time buyers, professionals and investors alike.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Shared drying green
-  On street parking
-  EPC rating – C
-  Council tax band - B



Description

The accommodation briefly comprises; an entrance hallway with useful storage, a bright and airy lounge/ dining room, a galley style kitchen with a door leading to a balcony which is ideal for relaxing and dining during the warmer months, two double bedrooms, one with built in wardrobes, and a bathroom with a crisp white suite and shower over the bath. The property further benefits from gas central heating, double glazing, a secure entryphone system and a private storage cupboard on the first floor.

This property has been subject to virtual staging. It should be noted that the property is currently empty as per the 'before' images which have also been uploaded for perusal.



Extras

Included in the sale will be the 5 ring gas hob and electric oven, and the washing machine.

Gardens & Parking

There is a shared drying green and parking is on street and unrestricted.

Viewing

By appointment through Neilsons (0131 625 2222).



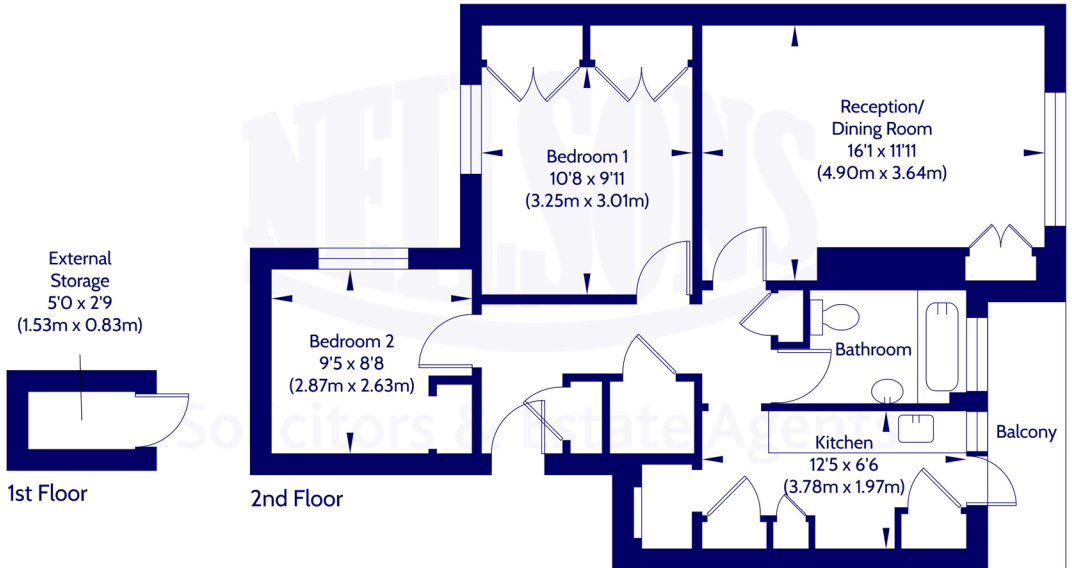


Location

Clermiston provides local convenience shopping with the Gyle Shopping Centre and Hermiston Gait only a short drive away and offering a variety 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 61 Sq M / 653 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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