



RALPH SAYER
SOLICITORS & ESTATE AGENTS

17/4 Ardshiel Avenue

Corstorphine, Edinburgh EH4 7HT

17/4 Ardshiel Avenue

Nestled in a quiet residential estate, this two-bedroom first floor flat, offers generously proportioned accommodation, along with private garden plot, shared drying green and private store (on ground floor). On entering there is a practical entrance vestibule with store cupboard which leads through to a long hallway. A bright, sunny lounge diner boasts a covered balcony which overlooks the flats' private garden plot. The generous dual-aspect kitchen offers great storage with fully fitted cabinets and built-in pantries. The ready to move-in the property is sure to appeal to a wealth of buyers and lies conveniently close to excellent amenities, schools, transport links, and open spaces, with the heart of the city within easy reach.

Extras: all window coverings, and all kitchen appliances will be included in the sale.

Property Summary

- First floor flat
- Spacious lounge/diner
- Generous fitted kitchen
- Two excellent double bedrooms
- Three-piece bathroom
- Gas central heating & double glazing
- Private garden plot & shared drying green
- Private secure store on ground floor
- Unrestricted on-street parking
- EPC Rating - C | Council Tax Band - B

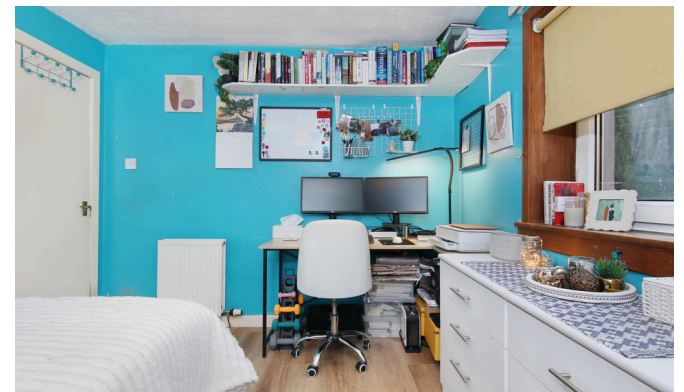


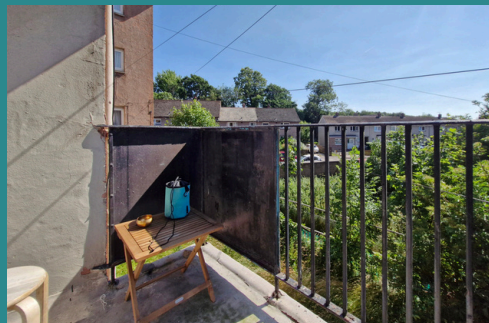
Home Report Value - £160,000





Spacious
two bedroom
flat in quiet
residential
area





Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

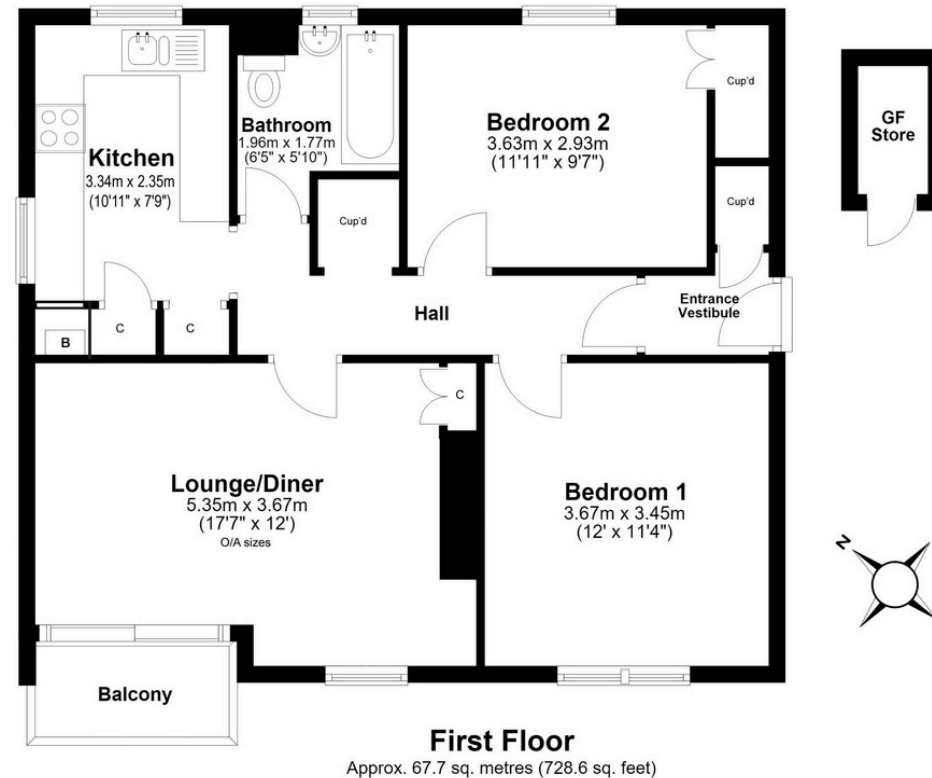


CHARTERED FIRM

Zoopa.co.uk **rightmove** **onTheMarket.com**

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.



Location

Corstorphine is a highly regarded suburb, west of the city centre. St John's Road(A8) offers an extensive range of local amenities, bars and restaurants. Further shopping is provided at the nearby Gyle Shopping Centre and Hermiston Gait Retail Park.

Corstorphine Hill provides, great walks and leisure opportunities, along with Drumbrae Leisure Centre, which has a swimming pool and a David Lloyd Leisure Club, on Glasgow Road. For fun and education, Edinburgh Zoo is close by. Corstorphine is ideally situated, close to the commercial hub of the Gyle Business Park, RBS Gogarburn and Edinburgh International Airport. It also offers fast transport links to the M8,M9 and Forth Road Bridge.