










Offers Over
£245,000

6 Ardshiel Avenue

Clermiston | Edinburgh | EH4 7LE

A fantastic opportunity has arisen to acquire this impressive and well-proportioned three bedroom terraced house situated in a quiet pocket of the ever-popular Clermiston district of Edinburgh. With private gardens and easy access to excellent day-to-day amenities and commuting links, this property will undoubtedly make for an ideal family home. Early viewing suggested.

-  3 beds
-  1 public
-  1 bathroom
-  Private front and rear garden
-  On-street parking
-  EPC Band - D
-  Council Tax Band - D



Description

Internally, the property is presented in move-in condition while briefly comprising of; inviting entrance hallway with good storage provisions, bright and spacious lounge/diner a shelved press cupboard and space for a small dining table and chairs, fully-fitted kitchen with a range of integrated and freestanding white goods, paneling in splash areas and a cupboard housing the boiler while being styled with light wooden units and a contrasting dark worktop, separate utility room with rear garden access and another storage cupboard, landing with dropdown ladder access to the attic room with Velux windows, two good sized double bedrooms, one with wall-to-wall fitted wardrobes while both offer ample space for freestanding furniture, third single bedroom with an over-stairs cupboard, and a family bathroom suite with an over-bath shower, heated towel rail and a mixture of tiling and splash-paneling.

The property also benefits from gas central heating and double glazing throughout.



Extras

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

Gardens and Parking

Private gardens can be found to both the front and rear of the property with the front allowing a low-maintenance upkeep. The rear garden is beautifully maintained and has been laid mostly to lawn with separate patio and wooden decked spots for garden furniture. For the car owner, there is more than adequate on-street free parking to accommodate both residents and visitors alike.

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 24-hour Tesco's 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 Drum Brae and David Lloyd Leisure Centres. 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.



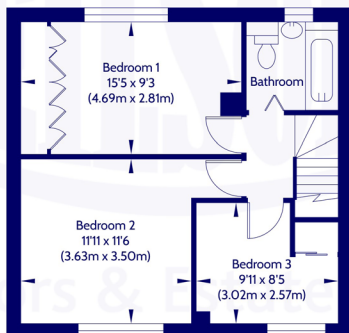
Approx. Internal Area Excl. Attic 85.29 Sq M / 918 Sq Ft.

Not to scale. For identification only.

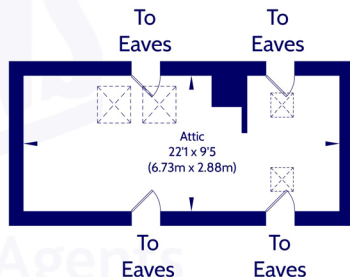
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Ground Floor



First Floor



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.



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