










Offers Over

£165,000

16/4 Ardshiel Avenue

Clermiston | Edinburgh | EH4 7LH

This generously proportioned three double bedroom first floor flat is offered for sale in excellent decorative order throughout and benefits from a private garden. Quietly located in a residential area close to well-regarded schools, good transport links and great local amenities.

-  3 Bedrooms
-  1 Reception Room
-  1 Bathroom
-  Private garden
Shared drying green
-  Free on street parking
-  EPC Rating – C
-  Council Tax Band – B



Description

Accessed via a secure entryphone system and a well-kept communal stair serving six flats in total, the property is located on the first floor, where the front door opens to a welcoming central hallway with useful cloaks storage and additional storage cupboard, with a further external store located outside the front door on the first floor landing. The generous open plan reception and dining room enjoys a peaceful outlook with twin windows to the gardens at the rear of the building and offers ample space for both living and dining furniture. There is a good sized fitted kitchen with ample storage provided by wall and base units, a pantry and additional cupboard also housing the Worcester combi boiler. There are three superb sized double bedrooms, offering flexible accommodation and ample storage space and a stylish family bathroom with modern white suite and over bath shower. Benefits on offer include gas central heating and full double glazing throughout.



Extras

The fixtures and fittings, floor coverings, light fittings, curtains, window blinds and kitchen appliances are to be included in the sale.

Gardens and Parking

The property benefits from a good-sized area of private garden located to the rear of the building along with a shared drying green. Torrance Park with children's play area is located just moments' walk from the front door. Ample unrestricted on street parking is available.

Viewing

Please contact Neilsons on 0131 625 2222





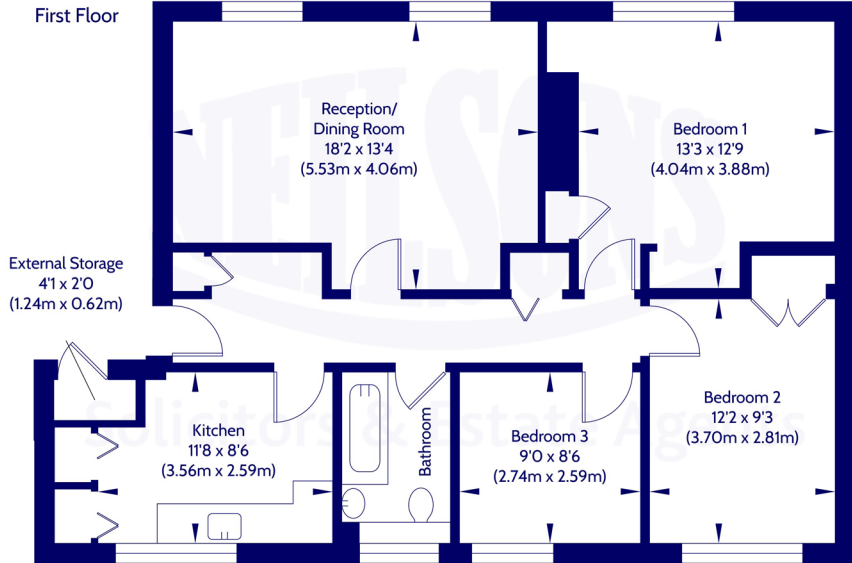
Location

Clermiston provides local convenience shopping within easy walking distance of this property with the Gyle Shopping Centre and Hermiston Gait only a short drive away providing a wide range of major retail outlets and services. Neighbouring Corstorphine offers a Tesco Extra and Lidl Supermarket along with a wide range of independent shops and services, cafes, restaurants & take-aways. Schools catering for all age groups are easily accessible and a frequent public transport service operates close by offering swift access to the Edinburgh city centre and the surrounding areas. Leisure and recreational opportunities in the area abound and include the Drumrae and David Lloyd Leisure Centres, Corstorphine Hill Nature Reserve, local golf courses, tennis club and the Drumrae 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 82.88 Sq M / 892 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

