



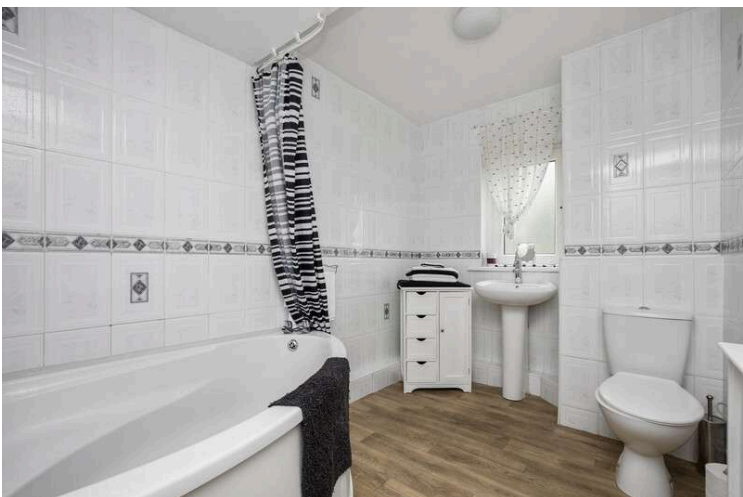
13/5 Ardshiel Avenue, Edinburgh, EH4 7HR

www.mcdougallmcqueen.co.uk



Welcome to 13/5 Ardshiel Avenue, a delightful two-bedroom second floor flat that offers bright and spacious accommodation with the added benefit of a lovely veranda with space for a table and chairs. The garden grounds and drying green are communal, and parking is unrestricted and on-street. This property is an ideal opportunity for the first time buyer, small family, or property investor. The property is conveniently located in the popular Clermiston area of Edinburgh close to many local amenities, schooling, and swift transport links. Presented to the market in good clean condition throughout we would recommend an early viewing to avoid disappointment.

- Reception hallway with excellent storage facilities
- Living and dining room with dual aspect windows and store cupboard with direct access to the veranda
- Fitted kitchen equipped with rear facing window, a range of wall and base units along with integrated oven, gas hob, extractor, fridge freezer, dishwasher, and washing machine
- Main double bedroom with front facing window
- Double bedroom two with rear facing window
- Spacious bathroom featuring a corner bath with electric shower over, wc, and sink, with rear facing window
- Gas central heating and double glazing throughout
- Communal garden area and drying green
- Two stairwell storage cupboards (one in on the second floor and one on the ground floor)
- Unrestricted on-street parking



Location

Clermiston is a popular and established residential area with schooling at all levels, easy commuting travel, extensive amenities, and a range of housing types. There is local shopping on Queensferry, Drum Brae and St. John's Roads, whilst a 24-hour Tesco Superstore and the nearby Gyle Shopping Centre offer a more extensive range of High Street names. Numerous family-friendly public parks can be found nearby together with the woodlands of Corstorphine Hill, whilst leisure facilities include the Drum Brae Leisure Centre, Capital Hotel Gym, David Lloyd Club, several golf courses, and Edinburgh Zoo. The area has frequent public transport to both Edinburgh city Centre and further afield and there are a range of highly regarded nurseries and schools through all levels.

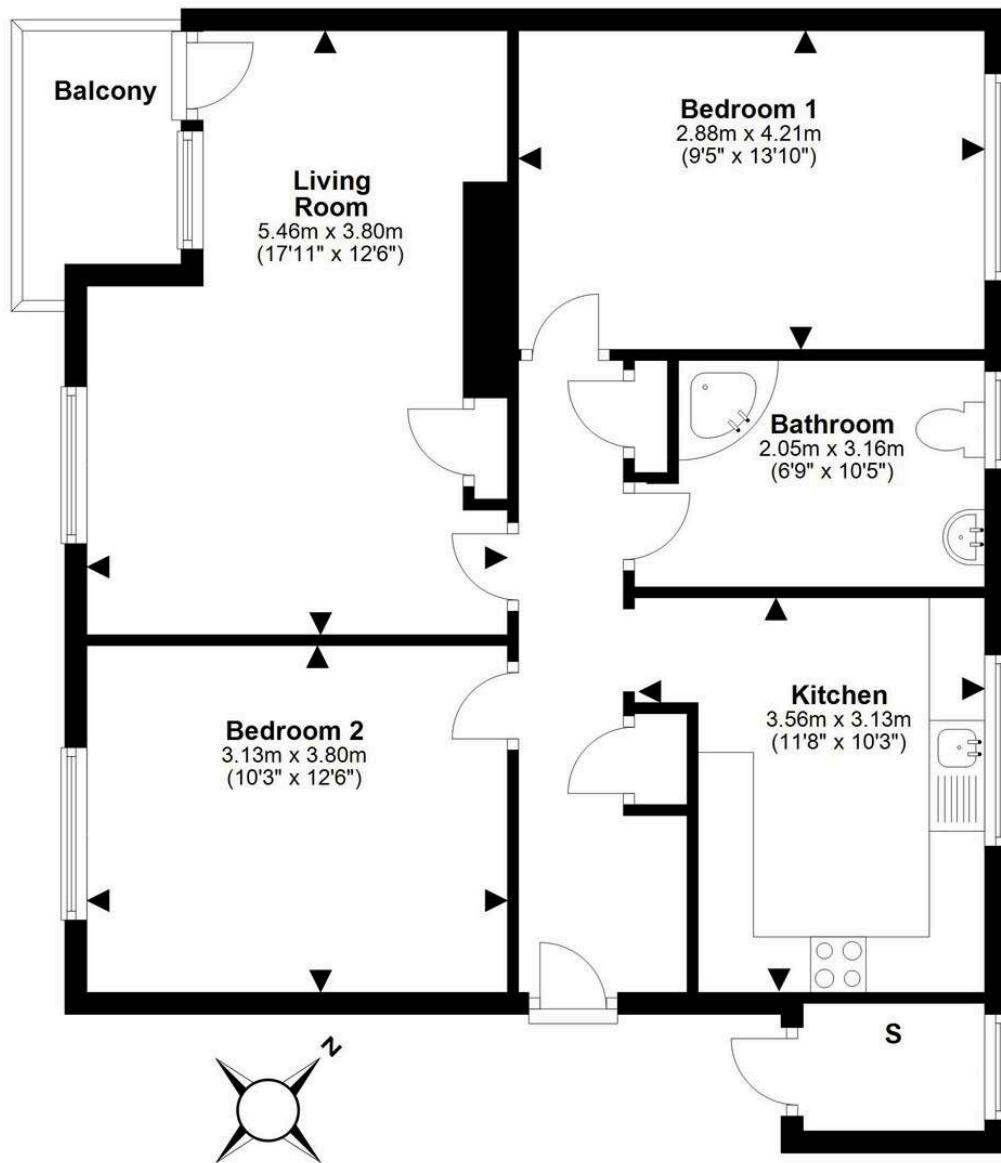
Extras

Included in the sale are the floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated appliance, free-standing white goods, or movable items included in the sale as these items are deemed sold as seen.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

