



3/1 Ardshiel Avenue,
Edinburgh, EH4 7LJ



2 1 1 67 D

3/1 Ardshiel Avenue,
Edinburgh, EH4 7LJ

Located within the popular Drum Brae area to the north of Edinburgh is this most attractive and recently upgraded ground floor flat with private front and rear gardens.

Providing spacious accommodation, the property benefits from gas central heating and double glazed windows and features a new kitchen, new shower room, new carpeting and re-decoration throughout.

The accommodation includes an entrance hallway with spacious storage cupboard which houses the washing machine. To the front is a large lounge with feature fire and patio sliding doors lead out to the garden. The kitchen is newly fitted with modern base and wall units with oven, hob and microwave to remain. There are two double bedrooms and a newly fitted shower room with new shower unit, full wall and floor tiling and window.

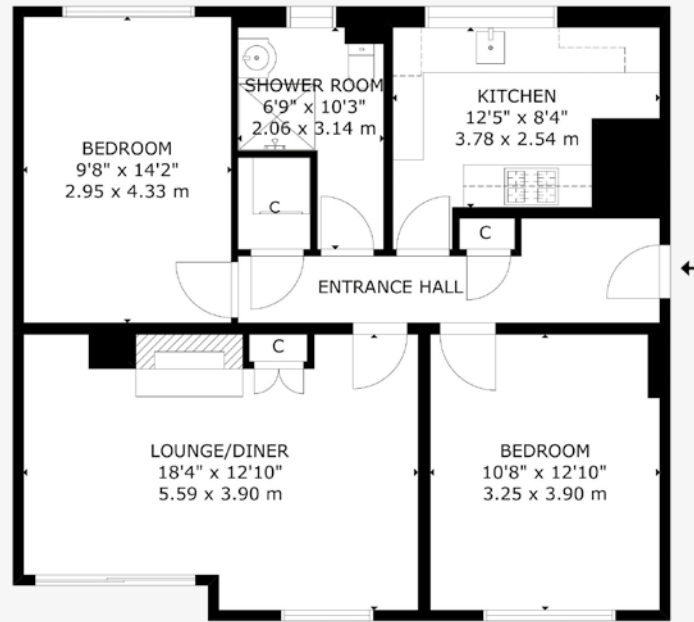
Externally there is a good-sized garden to the front which is laid to lawn with an area of decking. There is a further garden to the rear and beyond that is a shared drying green.

Early viewing of this lovely home is essential to appreciate the well-presented accommodation on offer in this popular location.

Area Description

Drum Brae is set to the north of the city centre. The area offers a choice of shops, regular bus services to and from the city centre plus there are well-renowned primary and secondary schools within the area. Leisure amenities include the nearby Drum Brae Swim Centre, The David Lloyd Centre and Clermiston Park. Further shopping is available at the 24 hour Tesco at Corstorphine and the Gyle Shopping Centre. For commuters, ready access is available to the central motorway network, the city by-pass, Edinburgh International Airport and the Queensferry Crossing.





Accommodation

Lounge:	5.6m x 3.9m	(18'4" x 12'10")
Kitchen:	3.78m x 2.54m	(12'5" x 8'4")
Bedroom 1:	3.9m x 3.25m	(12'10" x 10'8")
Bedroom 2:	4.32m x 2.95m	(14'2" x 9'8")
Shower Room:	3.12m x 2.06m	(10'3" x 6'9")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

For more information or to register your interest, please contact:

Aberdein Considine
40-44 Elm Row, Edinburgh, EH7 4AH
47 Lothian Road, Edinburgh, EH1 2DJ

edi@acandco.com
acandco.com
0131 222 9000

Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



Aberdein Considine