



CLANCYS

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13/5 Ardshiel Avenue,

Edinburgh, EH4 7HR



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2



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EPC

C



FREEHOLD

Description

Clancys are delighted to market this light and spacious two-bedroom second floor flat, located within a residential development in popular Clermiston. This appealing flat enjoys a peaceful setting with excellent local amenities nearby. The accommodation briefly comprises a welcoming entrance hall, dual aspect living room with private balcony off, fitted kitchen, two good sized bedrooms and a bathroom. The property benefits from gas central heating, double glazing, communal garden and drying green. This property is an ideal opportunity for the first time buyer, small family, or property investor.

Location

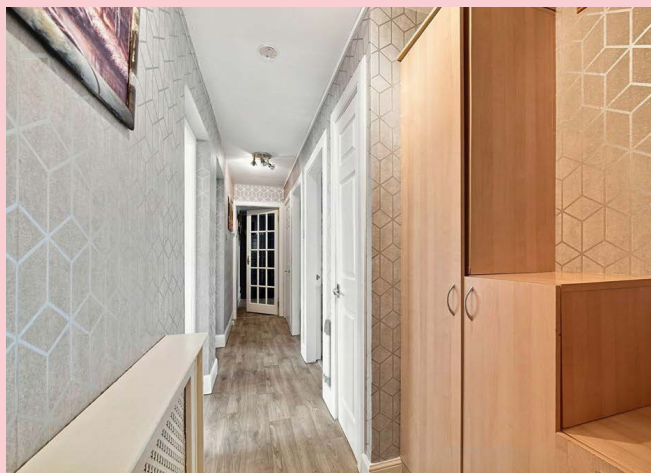
Situated west of the city centre and just north of sought after Corstorphine, Clermiston is a popular choice among families and young professionals owing to its excellent local services and amenities, well-regarded catchment schools and convenient transport links. The leafy residential area has no shortage of public parks and green spaces, such as Hillwood Park and Corstorphine Hill, as well as Drum Brae Park, which is home to Drum Brae Leisure Centre. Packed with indoor sport and fitness facilities, including a 25-metre swimming pool, a state-of-the-art gym, a fitness studio and a sports hall, the leisure centre also commands stunning views across the Firth of Forth. Golf enthusiasts are equally spoilt for choice, with a number of prestigious golf courses nearby. Residents of Clermiston enjoy ideal local services and amenities right on their doorstep, as well as extensive retail facilities at nearby Corstorphine Retail Park and Craigleith Retail Park, including a selection of major supermarkets and large high-street outlets. The area enjoys good primary and secondary state schools, whilst some of the capital's best private school choices are within easy driving distance. Clermiston offers swift and easy access to Edinburgh Airport, Queensferry Crossing and the M8/M9 motorway network, as well as fantastic public transport links travelling across the city, day and night.

Extras

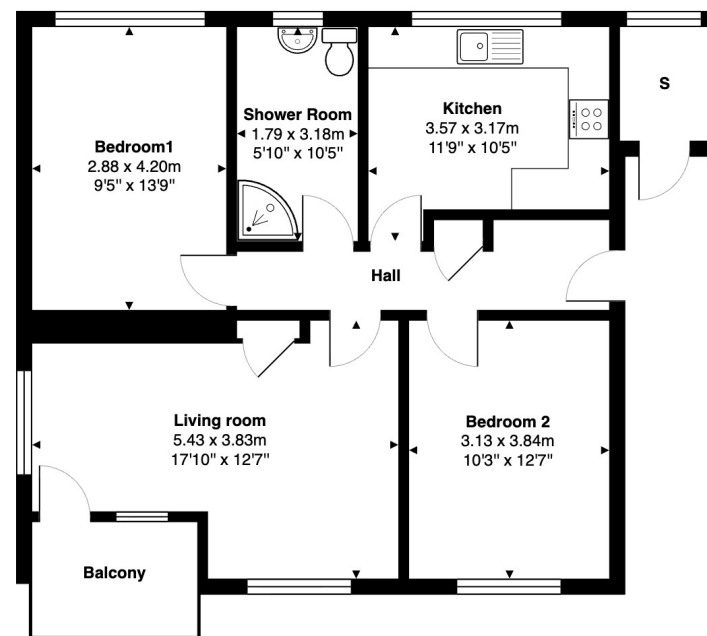
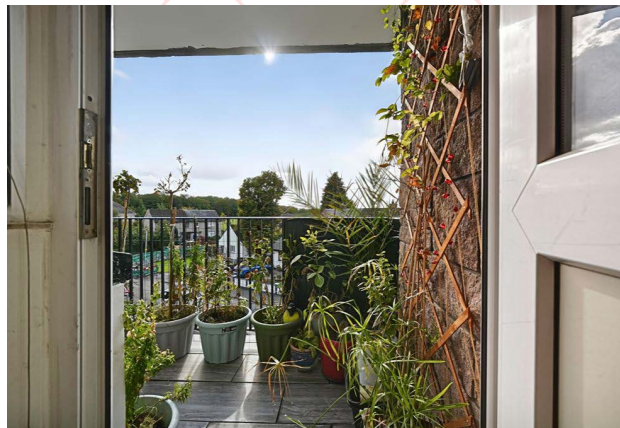
All fitted floor coverings. It should be noted that no warranties or guarantees will be given for systems.

Features

- Entrance hall
- Living room with balcony
- Kitchen
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Communal garden and drying green
- EPC rating - C
- Council Tax Band - B
- Tenure - Freehold







Total Area: 74.6 m² ... 803 ft²

All measurements are approximate and for display purposes only



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DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan 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.