



44/2 Ardshiel Avenue  
Clermiston, Edinburgh  
EH4 7HS



2



1



1

Please contact us for  
more information:

0131 555 7055  
[property@watermans.co.uk](mailto:property@watermans.co.uk)



## Property Summary

Set within leafy greenery in highly coveted Barnton, this two-bedroom garden flat offers a peaceful yet well-connected location, less than five miles from the heart of Edinburgh. Excellent transport links and proximity to local shops and schools make it an excellent choice for city professionals, young families, downsizing retirees, and investors alike. The flat features neutral interiors, with scope for upgrades, allowing the new owner to easily personalise the interiors. A secure garden is accessed from the reception room at the south-facing rear, while a second private garden and unrestricted on-street parking are at the front.

A communal vestibule and secure entry system provide access to the flat. Upon entering, a hall with storage leads into the spacious, sun-filled reception room that opens onto the garden, offering a secluded outlook.



## Features

- Leafy, well-connected suburban address
- Easily adaptable neutral interiors
- Garden/ground-floor flat in established development
- Communal vestibule and secure entry system
- Welcoming entrance hall with storage
- South-facing living/dining room with garden access
- Bright well-equipped kitchen
- Two double bedrooms with fitted wardrobes
- Bright bathroom with bath and separate shower
- Front garden and secure south-facing rear garden
- Ample unrestricted on-street parking
- Gas central heating and full double glazing







## South-facing living/dining room with garden access

The flexible layout accommodates lounge seating and a dining area, with the space attractively enhanced by a decorative fireplace and contemporary oak-style flooring that seamlessly continues from the hall.

Returning through the hall, you reach a bright kitchen illuminated by double windows. It features classical wood-toned cabinetry, ample workspace, built-in pantry storage, and a full range of freestanding appliances, including a gas cooker, a washing machine, a dishwasher, and an upright fridge freezer.



“A bright kitchen illuminated  
by double windows and  
wood-toned cabinetry”









## Two double bedrooms with fitted wardrobes and a bright bathroom with bath and separate shower

Two double bedrooms and a bathroom are also accessible from the hall. Both bedrooms have fitted wardrobes and deep carpeting for comfort, and the larger room enjoys an exceptionally private view over the rear garden. In addition to a WC-suite and vanity storage, the well-equipped bathroom includes a bath and a separate shower enclosure. Gas central heating and full double glazing ensure the flat remains warm and efficient.







## Front garden and secure south-facing rear garden

Externally, the securely fenced rear garden is a suntrap with a lawn and seating terrace, pleasantly overlooked by leafy trees. Additionally, there is a private front garden and ample on-street parking in the immediate vicinity, which is conveniently unrestricted.









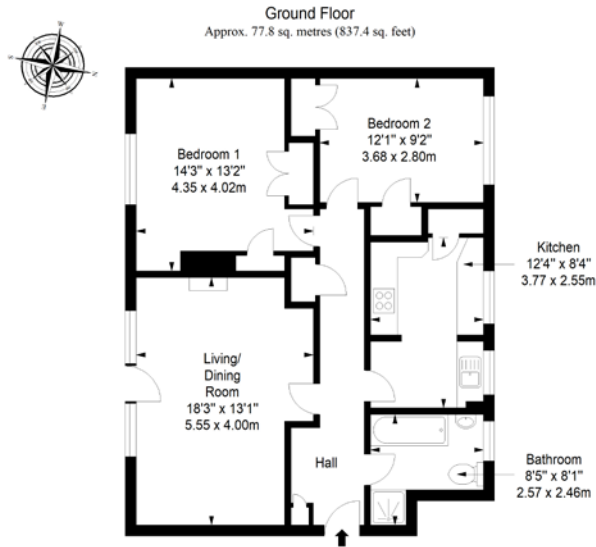
## Clermiston, Edinburgh

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 Craighleith 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.





## Floorplan



Total area: approx. 77.8 sq. metres (837.4 sq. feet)

EPC Rating - C | Council tax band - B | Home report Value - £185,000

Extras: The sale includes all fitted floor and window coverings, light fittings, and appliances. All furniture can be included in the sale.



## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

### Edinburgh

5-10 Dock Place, Leith, EH6 6LU

0131 555 7055

[property@watermans.co.uk](mailto:property@watermans.co.uk)

### Glasgow

193 Bath Street, Glasgow, G2 4HU

0141 483 8325

[westcoast@watermans.co.uk](mailto:westcoast@watermans.co.uk)



These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.