



GILSON GRAY

LAW • PROPERTY • FINANCE

3/3 ALAN BRECK GARDENS

Clermiston, Edinburgh, EH4 7JF



Forming part of an established residential development, this one bedroom ground-floor flat is a well-presented residence which is neutrally decorated throughout. It offers bright and airy accommodation, and great built in storage for maintaining a tidy home. Furthermore, the flat has a convenient setting in Clermiston, which will prove popular with downsizers and commuting professionals, as well as first-time buyers and small families. It is close to local schools, green spaces, and amenities, with nearby transport links providing a swift connection to the city centre.

Extras: integrated oven, electric hob, and fridge/freezer, and an undercounter washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the appliances included, as these items are left in a sold as seen condition.

Please note, some images are virtually staged for illustration purposes.



FEATURES

- Well-presented ground-floor flat
- Situated in sought-after Clermiston
- Hall with generous built-in storage
- Good-size, light-filled living room
- Breakfasting kitchen with garden access
- One double bedroom with built-in wardrobe
- Bright three-piece bathroom
- Private garden
- Communal drying area
- Unrestricted on-street parking







"A ONE-BEDROOM GROUND-FLOOR FLAT IN CLERMISTON, WHICH OFFERS BRIGHT AND AIRY INTERIORS THAT ARE NEUTRALLY DECORATED"





EPC RATING:



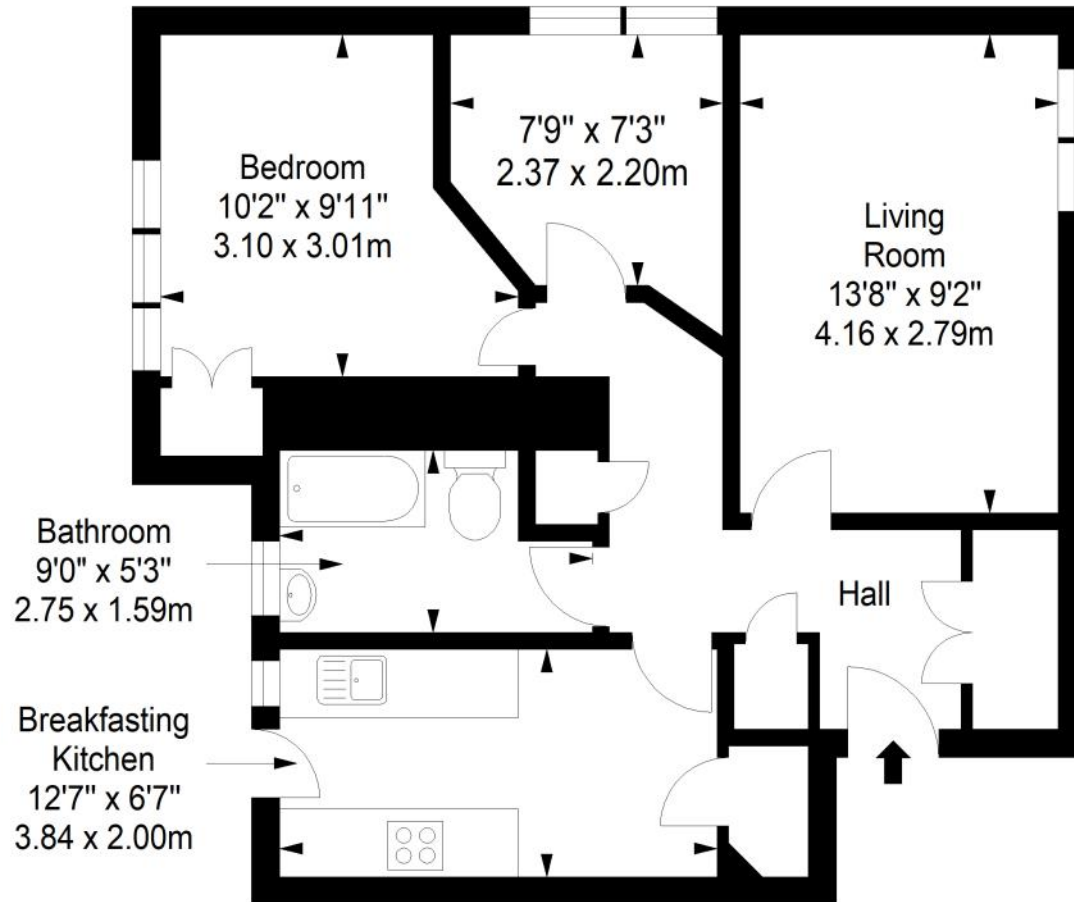
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Ground Floor

Approx. 51.7 sq. metres (556.5 sq. feet)



Total area: approx. 51.7 sq. metres (556.5 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



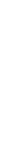
EAST LOTHIAN

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01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



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