



GILSON GRAY

LAW • PROPERTY • FINANCE

FLAT 1, 50 DOCHART DRIVE

Clermiston, Edinburgh EH4 7LR



Forming part of an established development in Clermiston, this two-bedroom ground-floor flat, with spacious accommodation and stylish interiors, within commuting distance of the city centre, is sure to appeal to many buyers. It also offers easy access to local amenities, including shops, commuter links and outdoor space. The home boasts a sun-filled reception area with access to a private garden, a stylish kitchen with double-aspect windows, a sunny double bedroom, and a versatile second bedroom with mirrored storage and a modern family bathroom. Outside, it benefits from private gardens with the sunny rear garden boasting outdoor seating and on-street parking. Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

- Ground floor flat in an established development
- Situated in sought-after Clermiston
- Secure shared entry and stairwell
- Vestibule and hall with storage
- Sunny and airy living/dining room
- Stylish dual-aspect kitchen
- Sun-filled double bedroom
- Versatile second bedroom with storage
- Family bathroom with overhead shower
- A private front garden
- Private rear garden with seating space
- Private storage space in the communal stair
- On-street parking
- Gas central heating and double glazing



herbata







"A SOUGHT-AFTER GROUND FLOOR FLAT WITH TWO BEDROOMS, A SUN-FACING LIVING/DINING ROOM AND A MODERN BATHROOM."





EPC RATING:



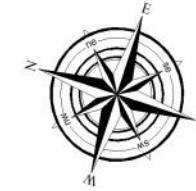
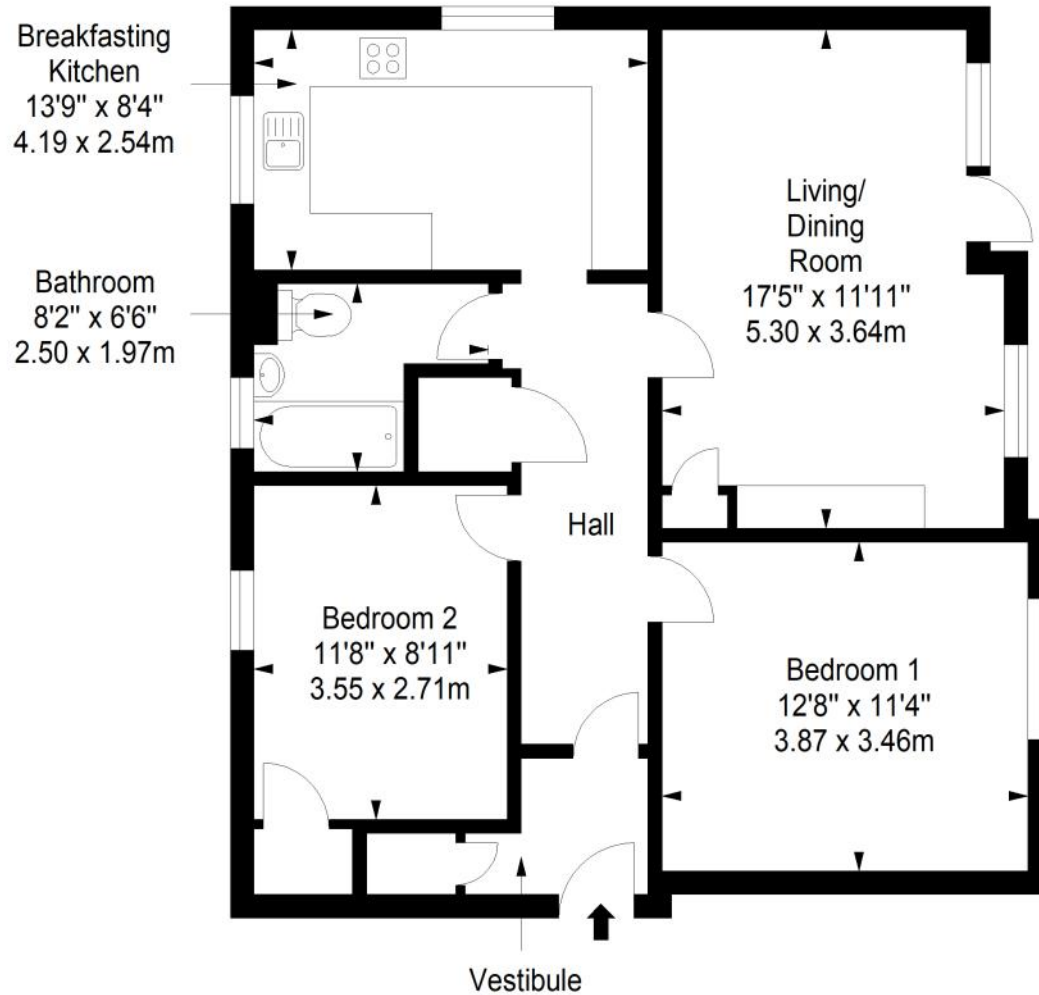
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

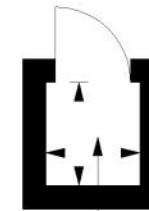
Ground Floor

Approx. 72.5 sq. metres (780.4 sq. feet)



Store

Approx. 1.1 sq. metres (11.8 sq. feet)



Store
3'7" x 3'3"
1.08 x 1.00m

Total area: approx. 73.6 sq. metres (792.2 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

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



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