



6/4 GLENURE LOAN

Clermiston, Edinburgh, EH4 7LW



1

Public Room



2

Bedrooms



1

Bathroom



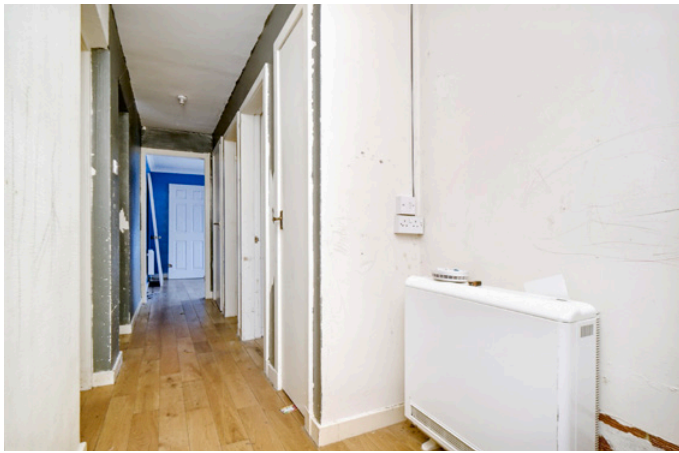
6/4 GLENURE LOAN

This first-floor flat is a two-bedroom residence with bright and spacious rooms, which face east and west to capture natural light throughout the entire day. It also has the advantage of a private balcony and good built-in storage. Furthermore, it comes with a private section of garden and access to a communal green. Requiring refurbishment, this property offers the new buyers lots of scope to add value to the home, whilst crafting modern interiors to your own style and specification.

Part of an established residential development, the property has a convenient location in Clermiston. It is just a short walk from a choice of convenience stores and eateries, and is a short 5 minutes' drive from a selection of supermarkets. The Gyle Shopping Centre is also under 10 minutes away by car, placing a wide choice of high-street stores and additional supermarkets within easy reach. Schools are close by too, and there are regular bus links connecting to the city centre (which can be reached in roughly 20 minutes whether by car or public transport).







D
EPC
RATING

B
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- A spacious first-floor flat
- Situated in popular Clermiston
- Entrance hall with built-in storage
- Large living and dining room
- Private balcony with leafy views
- Good-size kitchen
- Two double bedrooms
- Bright three-piece bathroom
- Private section of garden and communal green
- Unrestricted on-street parking







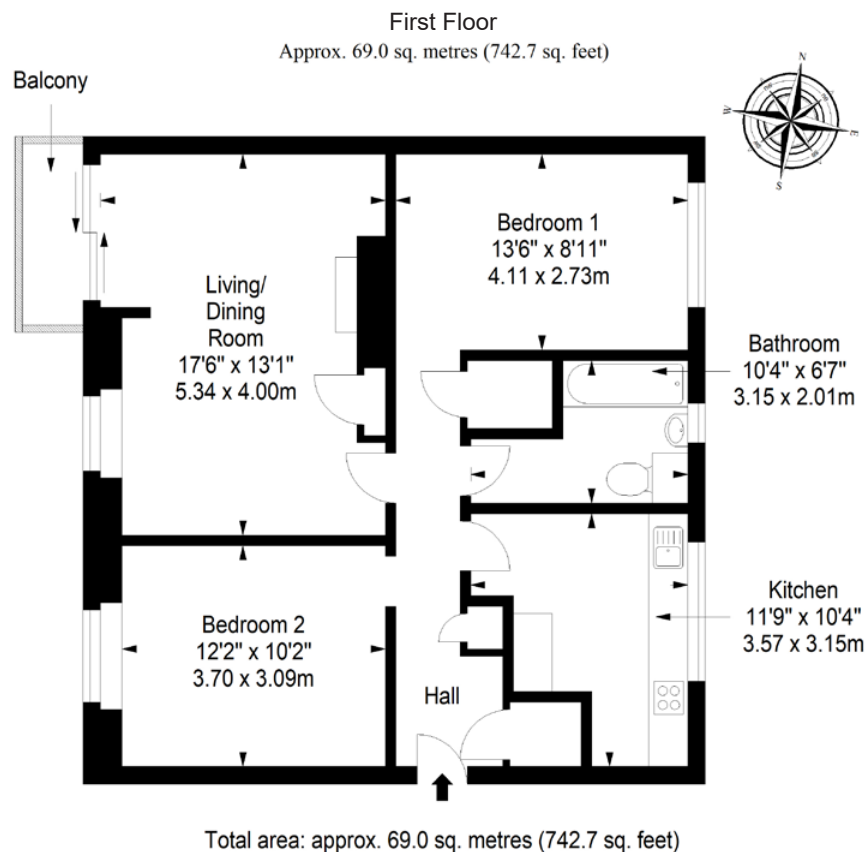
Please note: the property is to be sold as seen. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.



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 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.



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.