



19 Parkgrove Place, Edinburgh, EH4 7NR

*Spacious three-bedroom semi-detached villa with front and rear gardens and driveway*

URQUHARTS  
EDINBURGH



## DESCRIPTION

19 Parkgrove Place is a spacious three-bedroom semi-detached villa with front and rear gardens and driveway situated on a generously sized corner plot in the popular residential area of Clermiston and neighbouring Drum Brae. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas. The property now requires full renovation throughout and offers fantastic potential (subject to local authority consents).

Entrance hall with large understairs cupboard; bright living room with gas fireplace overlooking the front garden; kitchen with wall and base units and direct access to the rear garden; and double bedroom three which could also be used as a dining room. On the upper level, there are two good-sized double bedrooms; and a bathroom with three-piece suite.

## ACCOMMODATION

Entrance hall. Living room. Kitchen. Three bedrooms. Bathroom.

Gas central heating. Double glazing. Private front, side and rear gardens, with the south-west facing rear garden mainly laid to lawn with garden shed. Driveway for several cars and unrestricted on street parking.

## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.  
 3. All measurements are approximate and any plans are for guidance only and are not guaranteed.  
 4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).

## LOCATION

Clermiston is a popular residential area which lies on the north side of Corstorphine, a popular residential area retaining a village identity with a vibrant high street and host of local amenities including a GP, chemist, post office, bank, church, cafes, and convenience stores including Coop and Tesco Metro. More extensive shopping facilities including a large 24hr Tesco supermarket, and the Gyle Shopping Centre are only a short drive or bus ride away. Pleasant walks can be enjoyed at nearby Corstorphine Hill with wonderful views across the city, or along the River Almond at Cramond a short drive away. For the golf enthusiast The Royal Burgess, Murrayfield and Ravelston golf courses are also nearby. Leisure and recreational facilities include the Drum Brae & David Lloyd leisure centre, a library and Community Hub and Edinburgh Zoo. Buses run regularly to and from the city centre and surrounding areas. The city bypass and main motorway networks of the M8, M9 and M90, as well as Edinburgh International Airport and the Forth Road Bridge/Queensferry Crossing, are all within reach. Catchment schools include Clermiston Primary and the Royal High School.

## INCLUDED IN SALE

The property is being sold as seen and no warranties are being given as to the working condition of any systems or appliances. It will be for the purchaser to satisfy themselves on such matters and the condition of the property generally.

## PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

## HOME REPORT

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band D

The property has an Energy Rating Category E



19 Parkgrove Place,  
Edinburgh,  
Midlothian, EH4 7NR



Approx. Gross Internal Area  
958 Sq Ft - 89,100 Sq M  
For identification only. Not to scale.  
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