



14 Clermiston Loan Clermiston Edinburgh EH4 7PE



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Bright and spacious end terraced villa located in the popular residential area of Clermiston which is well served by local retailers and facilities.

Property Details

- Entrance Hall with carpeted staircase to upper floor.
- Bright Lounge with window to front. Feature fireplace with wooden surround and living flame gas fire. Shelled cupboard. Shelled recess.
- Fitted Kitchen with matching wall and base units. Integrated gas hob and electric oven. Ample work surfaces with stainless steel sink with drainer and tiled splash back. Breakfast bar. Plumbed for washing machine. Window to rear.
- Rear Porch with door to conservatory. Wall mounted central heating boiler.
- Conservatory with open outlook over rear garden. Door to garden.
- WC with white two-piece suite comprising wash hand basin and WC.

Upper Floor

- Landing with attic access hatch.
- Large Double Bedroom with twin windows to front. Two built in shelved cupboards.
- Second Double Bedroom with window to rear overlooking garden.
- Shower Room with white two-piece suite comprising inset wash hand basin with vanity units and WC. Shower compartment with mixer shower. Frosted window to rear.



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LOCATION

The Gyle Shopping Centre and Hermiston Gait are only a short drive away providing additional shops and services. Good schooling at all levels is available locally and the area is very well served by the public transport network linking with surrounding areas and the City Centre. Leisure and recreational opportunities include the Drum Brae and David Lloyd Leisure Centres, local golf courses, tennis club and the Drumbrae Library and Community Hub. Delightful walks over Corstorphine Hill, with panoramic views over Edinburgh are just a few minutes walk away and Cramond Foreshore, with its variety of water sports, is a short drive away.

Nearby Corstorphine offers a full range of banks, Post Office and restaurants, cafes and pubs together with the added attraction of Edinburgh Zoo. The area is ideal for commuters as links to the City Bypass, M8/M9, the Forth Road Bridge and Edinburgh International Airport are all close at hand.



Internally the property is in good decorative order throughout and benefits from gas central heating, double glazing and good storage facilities. The integrated kitchen appliances are included in the sale, other items may be available through separate negotiation.

Large attic which may be suitable for development subject to obtaining all necessary planning and consents.



EXTERNAL

The front garden has been mainly laid with decorative stones for ease of maintenance with flower beds planted with plants and shrubs.

A gate provides direct access to the rear garden which is fully enclosed and features a lawn and an attractive array of established plants and shrubs. A patio provides space for outdoor furniture. Water tap. The garden shed is included in the sale.

A driveway provides off-street parking for two cars.

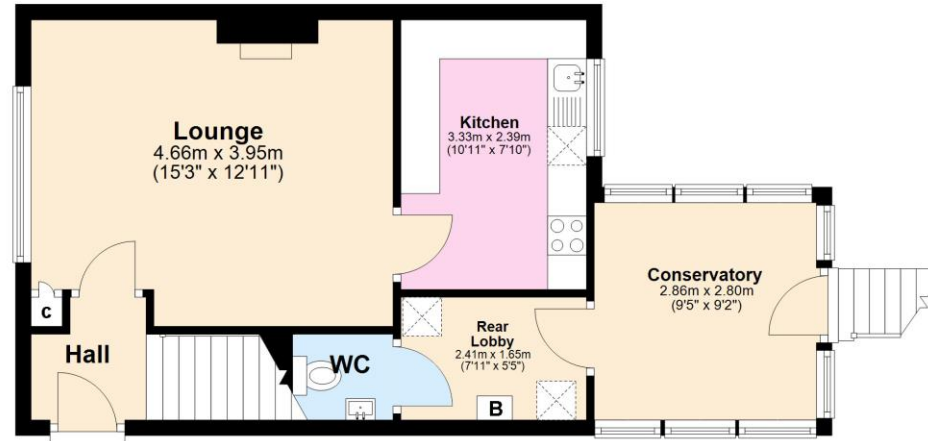


Council Tax Band: D

Energy Efficiency Rating: D

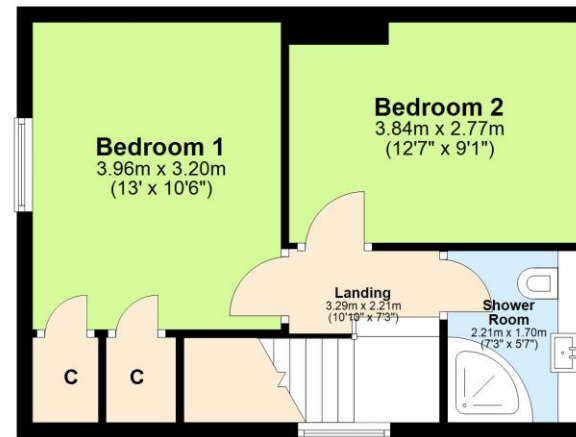
Ground Floor

Approx. 44.9 sq. metres (483.8 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.3 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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