










Fixed Price

**£250,000**

## 37 Parkgrove Terrace

Clermiston | Edinburgh | EH4 7NN

An excellent opportunity has arisen to acquire this spacious four bedroom double upper pleasantly positioned within a quiet pocket of the popular Clermiston district of the city. Close to superb amenities and transport links, the property will appeal to a variety of buyers including families and investors. Early viewing suggested.

-  4 beds
-  1 public
-  1 bathroom
-  Private garden
-  On-street parking
-  EPC Band - E
-  Council Tax Band - D



## Description

Internally, the accommodation briefly comprises of; welcoming entrance vestibule with tiled flooring, first floor landing with storage provisions, bright and airy lounge/diner with a gas fireplace and twin windows allowing lots of natural light, fully-fitted kitchen with tiling in splash areas, two sizeable first floor double bedrooms both with space for freestanding furniture, fully-tiled bathroom suite with an over-bath shower, second floor landing, generously-proportioned double bedroom with Velux windows and room for different configurations, and single bedroom with eaves access for storage and allowing optional use as a home office/study.

Further benefits include gas central heating and double glazing.



## Extras

Selected fixtures and fittings, including; light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

To the rear of the property is a large and well-kept private rear garden laid to lawn for residents to enjoy. For the car owner, there is more than ample on-street free parking to accommodate both residents and visitors alike.

## Viewing

By appointment through Neilsons 0131 625 2222.



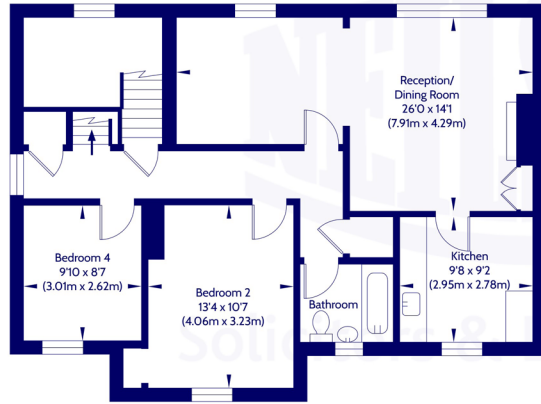


## Location

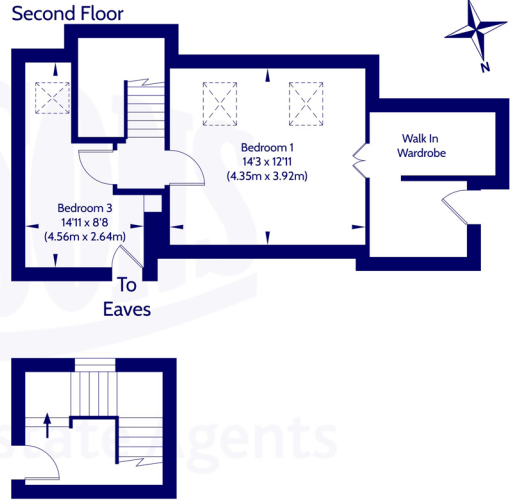
Parkgrove Terrace is located in the established and popular district of Clermiston to the northwest of Edinburgh City Centre. A wide choice of local shops are available within easy walking distance to provide for day to day needs with further shopping available in neighbouring Corstorphine. Excellent local bus services connect quickly to the city centre and surrounding areas and by car, the city bypass, Edinburgh International Airport and the central motorway network are all within easy reach. Well-regarded schooling is available from nursery to secondary level and a good choice of recreational facilities are close at hand including Drum Brae Leisure Centre and swimming pool and the beautiful Corstorphine Hill nature reserve.



Approx. Internal Area 126.09 Sq M / 1357 Sq Ft.  
Not to scale. For identification only.  
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First Floor



Ground Floor

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

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