



Solicitors & Estate Agents










Offers Over

**£150,000**

## 16/3 Durar Drive

Clermiston | Edinburgh | EH4 7JG

This bright, well proportioned first floor flat is quietly situated within a popular residential area close to a range of fantastic local amenities and transport links. The accommodation would make an ideal purchase for the first time buyer or young professionals.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Private Gardens
-  EPC Rating – C
-  Council Tax Band - B



## Description

In brief the accommodation comprises; welcoming hallway with good storage available; reception room decorated in grey tones offering ample space for a dining table and access to a private balcony; modern fitted kitchen featuring wall units, contemporary splash back tiling and an open aspect; two well proportioned double bedrooms both with neutral decor and a bathroom finished with a white three piece suite and Mira electric shower over the bath.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Parking

The property benefits from ample on street parking for residents and visitors alike, with a generous shared drying in a courtyard setting. The property further benefits from a private garden laid to lawn and bordered with fencing.

## Viewing

Please contact Neilsons on 0131 625 2222.





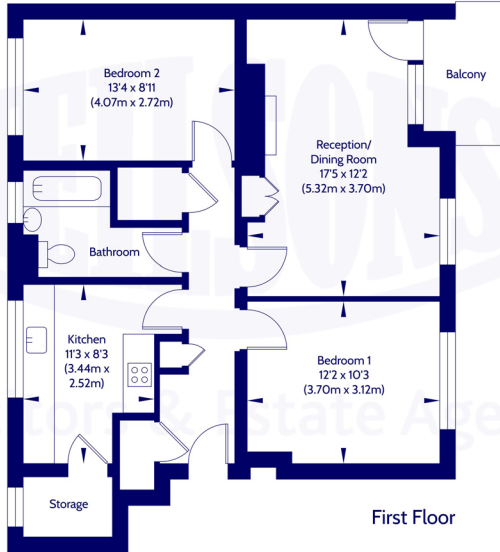
## Location

Clermiston provides local convenience shopping within easy walking distance of this property with the Gyle Shopping Centre and Hermiston Gait only a short drive away providing a wide range of major retail outlets and services. Neighbouring Corstorphine offers a Tesco Extra and Lidl Supermarket along with a wide range of independent shops and services, cafes, restaurants & take-aways. Schools catering for all age groups are easily accessible and a frequent public transport service operates close by offering swift access to the Edinburgh city centre and the surrounding areas. Leisure and recreational opportunities in the area abound and include the Drumbrae and David Lloyd Leisure Centres, Corstorphine Hill Nature Reserve, local golf courses, tennis club and the Drumbrae Library and Community Hub. The area is ideal for commuters as links to the City Bypass, M8/M9, the Queensferry Crossing and Edinburgh International Airport are all close at hand.





Approx. Gross Internal Floor Area 69.36 Sq M / 747 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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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