










Offers Over
£215,000

59 Clermiston Crescent

Clermiston | Edinburgh | EH4 7BP

Spacious mid terrace property on a generous size plot located in the ever popular Clermiston. The property is ideally suited to young families or professionals with excellent local amenities in the area and excellent public transport links and easy access to the motorway network.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

Internally the accommodation briefly comprises; welcoming vestibule with staircase; front aspect reception room offering an abundance of space, central focal fireplace and carpet flooring; fitted kitchen offering a range of wall and base units, tiling to splash area, separate utility area with rear door and cupboard for additional storage; to the upper level is two well proportioned double bedrooms, one to the rear and the other to the front with open far reaching views. Completing the accommodation is a wet room with a crisp white two piece suite, electric shower and acrylic wet wall panels.



Extras

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

Gardens

To the front is a low maintenance enclosed lawn, a peaceful area, that is west facing to enjoy the evening sun, to the rear is a fully enclosed large garden offering a spacious patio, ideal for outside entertaining. This leads to a large lawn, great for families dotted with mature trees and shrubbery.

Viewing

Please contact Neilsons on 0131 625 2222.





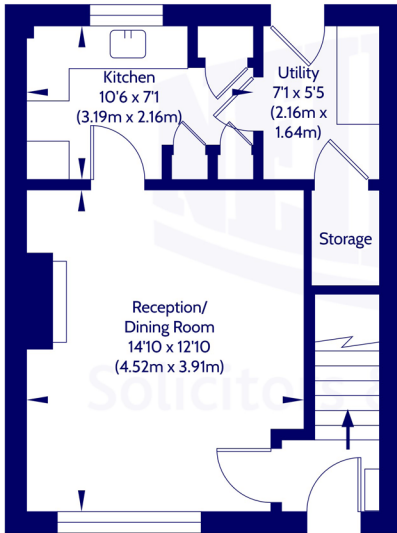
Location

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 & takeaways. Schools catering for all age groups are easily accessible and a frequent public transport service operates close by offering swift access to Edinburgh city centre and the surrounding areas. Leisure and recreational opportunities in the area abound and include the Drumrae and David Lloyd Leisure Centre's, Corstorphine Hill Nature Reserve, local golf courses, tennis club and the Drumrae 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.

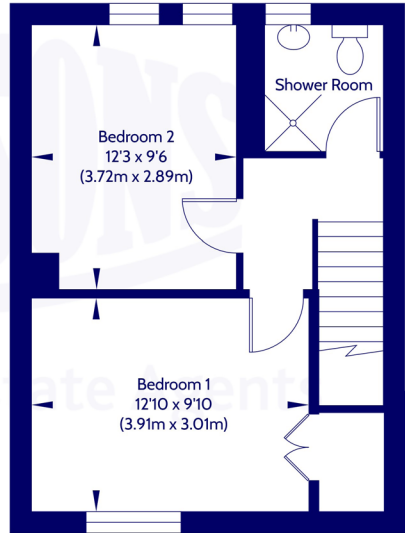


Approx. Gross Internal Floor Area 67.87 Sq M / 730 Sq Ft.

Ground Floor



First Floor



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.



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