










Offers Over

£225,000

40 Clermiston Crescent

Clermiston | Edinburgh | EH4 7BR

This end-of-terrace house benefits from a large corner plot in a much sought-after location, close to highly regarded schools. Whilst the house would now benefit from some modernisation and upgrading it offers significant scope for extension, subject to the usual consents, providing an ideal opportunity for buyers to put their own stamp on the accommodation.

-  2 Bedrooms
-  1 Reception Room
-  1 Shower room
-  Private gardens
-  Driveway
-  EPC Rating – E
-  Council Tax Band – D



Description

Peacefully located on a residential street, the property is set back from the street by a large front and side garden and generous driveway. The front door opens to an entrance hallway with door to the reception room and stairs to the upper floor. The reception room is to the front of the house and has a gas fire with back boiler and door to the kitchen. The kitchen overlooks the garden and leads to the rear hallway/utility room with door to the garden and access to the downstairs WC. Stairs from the hallway lead to the upper landing with window to the side of the house offering an attractive open view across the Firth of Forth, a hatch and ladder lead to a large floored and lined attic storage space which offers scope for conversion to additional accommodation subject to consents. There are two generous double bedrooms and a shower room with a white suite. Benefits on offer include gas central heating and full double glazing.



Extras

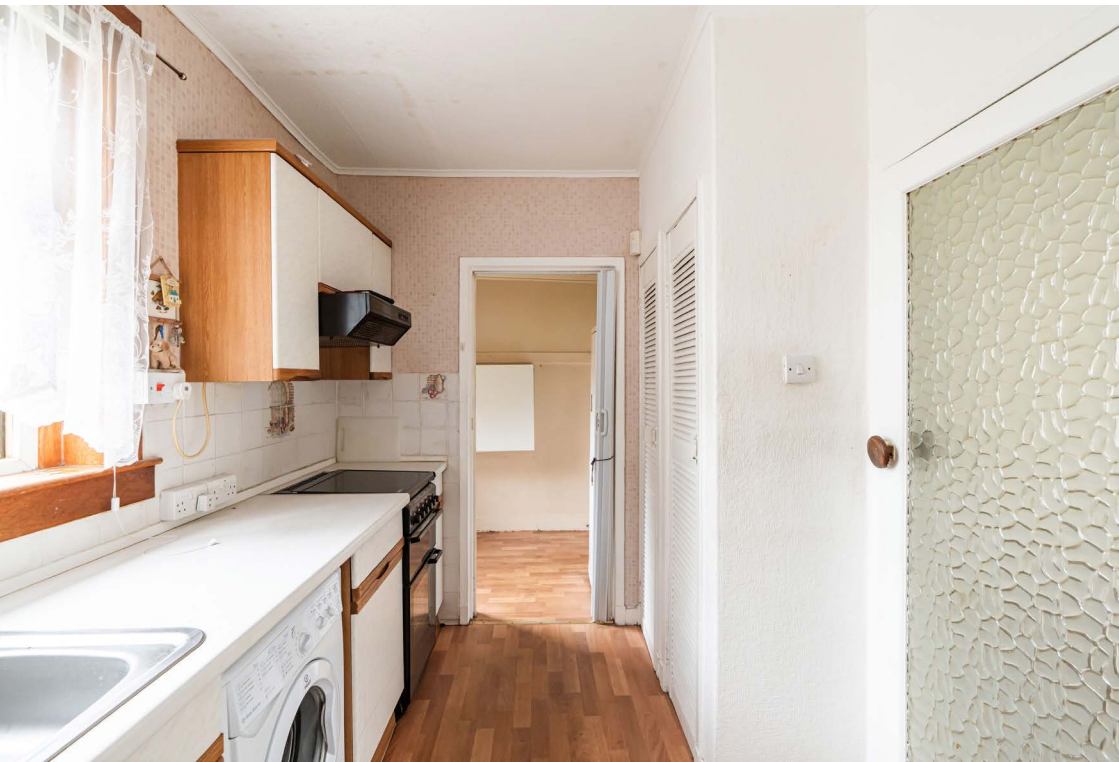
The light fittings, curtains, window blinds and kitchen appliances are to be included in the sale.

Gardens and Driveway

Of particular note are the private gardens to the front, side and rear of the house which offer ample scope to extend the property if desired. To the front and side there are lawn areas with mature hedgerow and a generous monoblocked driveway. The enclosed rear garden has lawn and patio areas, offering the ideal spot for al fresco dining during the warmer months.

Viewing

Please contact Neilsons on 0131 625 2222





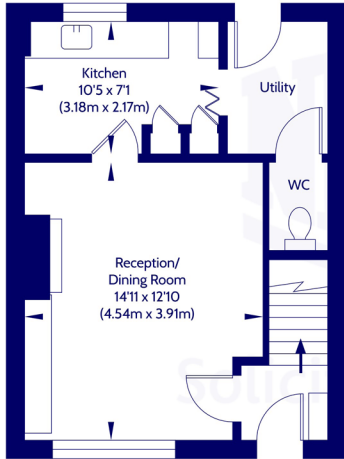
Location

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. Highly regarded 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.

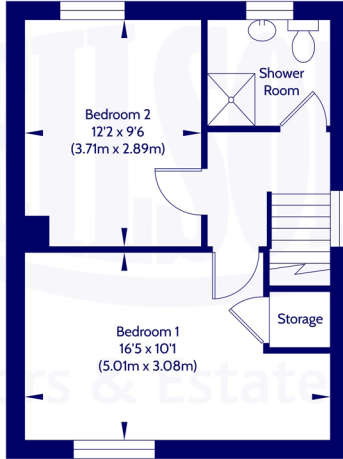




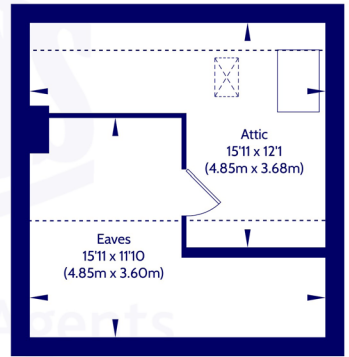
Approx. Gross Internal Floor Area Excl. Attic 68.51 Sq M / 737 Sq Ft.



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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