



Solicitors & Estate Agents










Offers Over

£165,000

5/4 Balfron Loan

Clermiston | Edinburgh | EH4 7LA

A superb opportunity has arisen to purchase this lovely three bedroom first floor flat quietly positioned within a popular pocket of Clermiston. Close to excellent amenities and transport links, the property is well-suited to a variety of purchasers including first-time buyers.

-  3 beds
-  1 public
-  1 bathroom
-  Private garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



Description

Internally, the property is offered to market in a move-in condition while briefly comprising of; welcoming entrance hallway with storage provisions, bright and airy lounge with twin windows and a gas fireplace, fully-fitted kitchen/diner with integrated white goods and tiling in splash areas, generously-proportioned double bedroom with integrated wardrobes and a front-facing outlook, second double bedroom with a rear aspect, sizeable third single bedroom, and a fully-paneled shower room with a heated towel rail.

Further benefits include a secure door entry system, gas central heating (new boiler April 2024), and double glazing throughout.



Extras

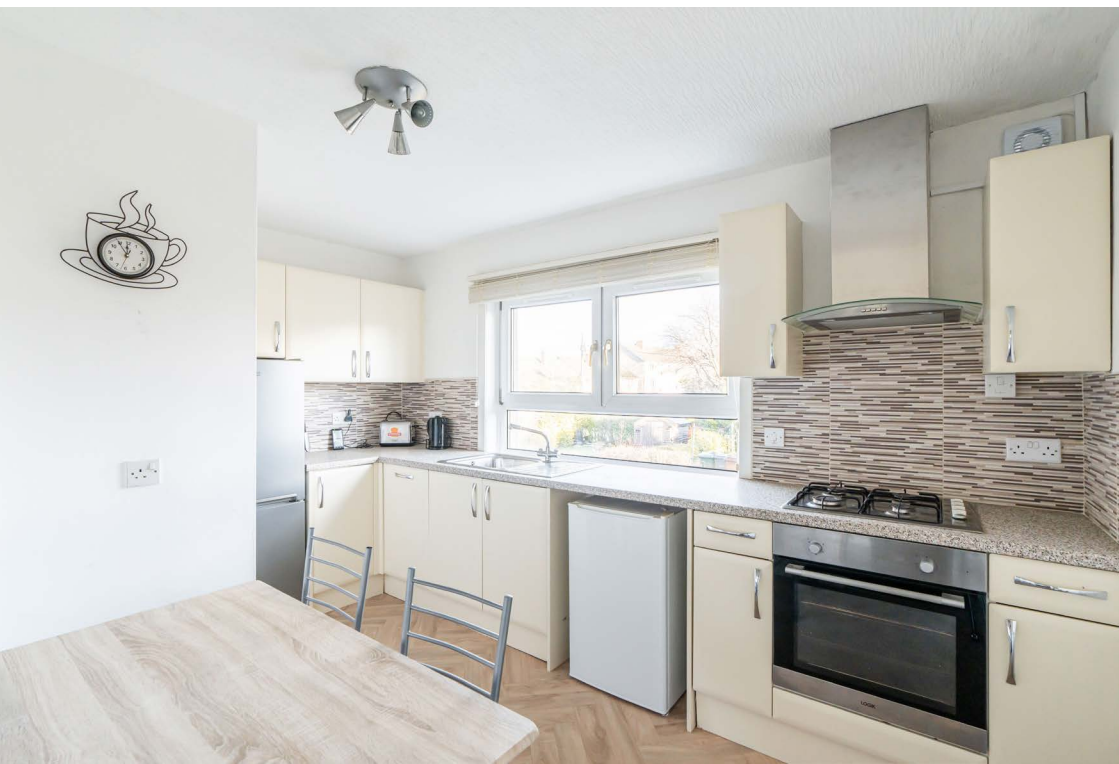
Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the rear of the property is a sizeable and well-maintained private garden mostly laid to lawn with a wooden deck and chip stone border. There is also a communal drying green. For the car owner, on-street free parking is available to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

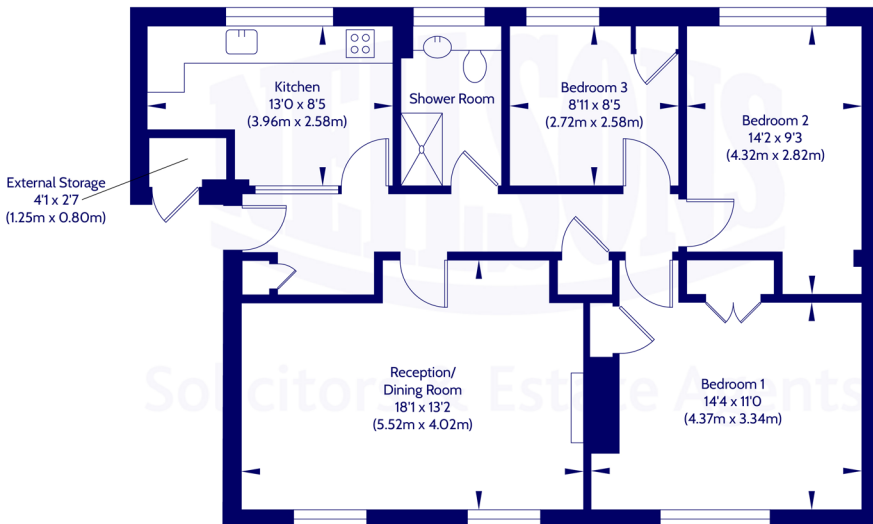
Clermiston provides local convenience shopping within easy walking distance of this property with the Gyle Shopping Centre and Hermiston Gait only a short drive away providing a wide range of major retail outlets and services. Neighbouring Corstorphine offers a Tesco Extra and Lidl Supermarket along 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 80.83 Sq M / 870 Sq Ft.

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.



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



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