



Offers Over  
**£160,000**

## 5/6 Balfron Loan

Clermiston | Edinburgh | EH4 7LA

This attractive and generously proportioned top floor flat with private garden and private external storage, is pleasantly situated within the high amenity district of Clermiston close to excellent commuting links and local amenities. Internal viewing is highly recommended to be fully appreciated.

- 3 Bedrooms
- 1 Public room
- 1 Bathroom
- On-street parking
- Private garden
- EPC Rating – D
- Council Tax Band – B



## Description

In brief the subject comprises; door entry system, welcoming entrance hallway with built-in storage, spacious and bright lounge/dining, stylish fitted breakfasting kitchen pleasantly overlooking the rear, three well proportioned double bedrooms and modern bathroom with three-piece suite and shower over bath. Further benefits include gas central heating, double glazing and private external storage cupboard located within the stairwell.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob.

## Gardens and Parking

There is a beautifully maintained section of private garden to the rear and ample unrestricted on-street parking can be found to the front and surrounding area.

## Viewing

Please contact Neilsons on 0131 625 2222.



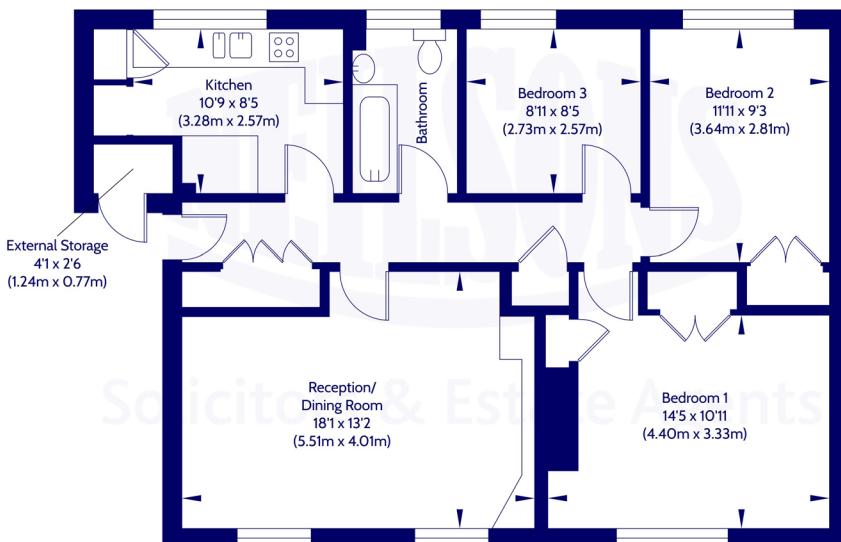


## Location

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 82.33 Sq M / 886 Sq Ft.  
Second 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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