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Offers Over

£190,000

47 Parkgrove Road

Clermiston | Edinburgh | EH4 7RN

A fantastic opportunity has arisen to purchase this extended mid terrace with extensive private gardens, well positioned within a popular residential district close to many local amenities and commuting links. The property would now benefit from some modernisation/upgrading and would undoubtedly appeal to first -time buyers, professionals and young families looking to put their own personal touch.

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



Description

The accommodation in brief comprises; welcoming entrance hallway, light and airy reception room with gas fireplace, fitted kitchen, rear hallway with excellent storage facilities and door accessing garden, well proportioned dining room/bedroom 3, two further good-sized double bedrooms with fitted wardrobes and bathroom with three-piece suite. Further benefits include gas central heating, partially double glazing and attic providing further storage.

This property has been subject to virtual renovation to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All the fitted floor coverings will be included in the sale.

Gardens & Parking

To the rear of the property there is a good-sized garden with patio areas. To the front there is another section of private garden mainly laid to lawn with path leading to main door. There is on-street parking to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

The property is situated within the sought after Clermiston area of Edinburgh, lying to the west of the City Centre. The area is well served with local shops, bars and cafes together with a 24-hour Tesco supermarket. The Gyle Shopping Centre is a short drive away and offers a variety of high street shops. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities. Bowling clubs and golf courses are all within easy reach together with Drum Brae and the David Lloyd Leisure Centre, along with Drumbrae Library Hub. Fantastic schooling at both primary and senior level is only a short distance away, including Clermiston Primary School and The Royal High School. The location is ideal for access to The City of Edinburgh Bypass linking the east and west, Scotland's motorway network (M8, M9, M90 and Queensferry crossing) and Edinburgh's International Airport.

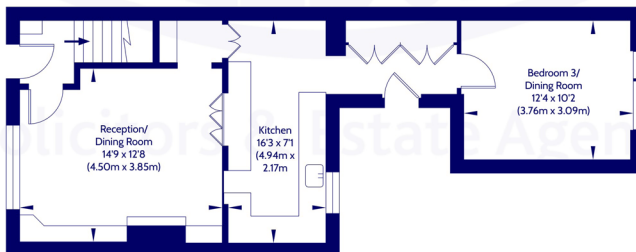




Approx. Gross Internal Floor Area 84 Sq M / 905 Sq Ft.



First Floor



Ground 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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