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Offers Over

£160,000

35/1 Torrance Park

Clermiston | Edinburgh | EH4 7LF

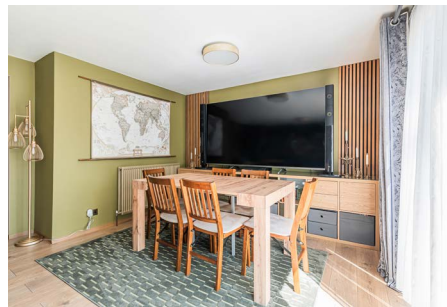
This immaculate, beautifully presented ground floor flat with fantastic private gardens to both the front and rear, is quietly situated within the highly popular Clermiston district, close to a host of fantastic local amenities and commuting links. Pleasantly overlooking the park, this accommodation is presented to the market in true move-in condition.

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



Description

In brief the subject comprises; welcoming entrance hallway with built-in storage cupboard, generously proportioned and bright lounge/dining room with patio doors providing direct access to the private front garden, stylish fitted kitchen overlooking the rear, two well proportioned double bedrooms with excellent built-in storage and modern bathroom with jacuzzi bath and utility area. Further benefits include gas central heating, double glazing and a private external storage cupboard located within the communal stairwell.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, and washing machine. Other items of furniture can be made available by separate negotiation.

Gardens and Parking

A real feature of this property is the beautifully maintained private gardens to both the front and rear. There is a further drying area to the rear and ample on-street parking can be found to the front.

Viewing

Please contact Neilsons on 0131 625 2222.





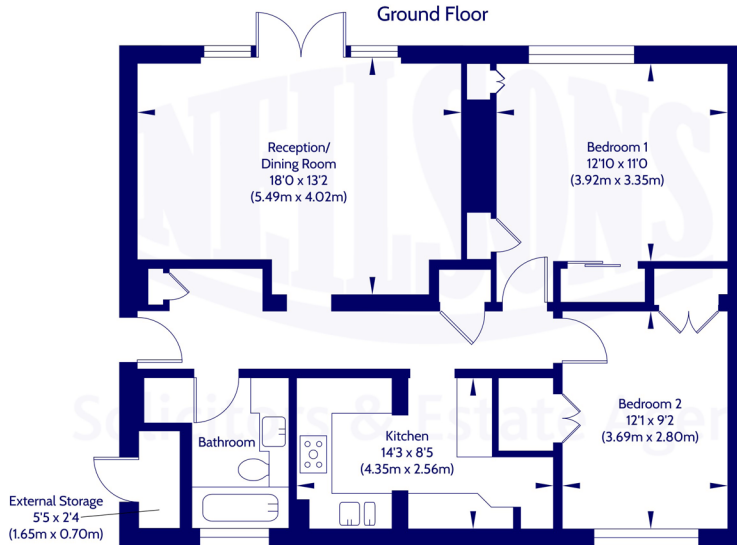
Location

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 77.64 Sq M / 836 Sq Ft.



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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