



Solicitors & Estate Agents










Offers Over

£135,000

29/1 Hoseason Gardens

Clermiston | Edinburgh | EH4 7EY

Positioned within a well-established residential area, this two-bedroom ground floor flat offers a generous layout, private front and rear gardens, and its own driveway – ideal for homeowners and investors alike. Close to superb amenities and transport links, this home presents a fantastic opportunity for buyers looking to make a space their own in a well-connected location.

-  2 beds
-  1 public
-  1 bathroom
-  Private Gardens
-  Driveway
-  EPC Band - C
-  Council Tax Band - B



Description

Inside, the bright lounge features twin windows, built-in shelving, and a characterful alcove cupboard. A balcony accessed from the property adds to the appeal, offering a pleasant outdoor outlook.

The fully fitted kitchen includes a gas hob, oven, and hood, with a practical part-tiled finish and tiled flooring.

Both bedrooms are doubles. The main bedroom enjoys a front-facing aspect, while the second bedroom features French doors that open directly to the rear garden and also houses a recently installed boiler (approx. 2 years ago).

The bathroom is equipped with a shower-over-bath and part-tiled walls, offering a functional and versatile space.

Further benefits include a secure door entry system, gas central heating and double glazing throughout.



Extras

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

Gardens and Parking

Outside, the private rear garden combines a chipstone section and patio, with access to a shared communal area beyond. For the car owner, there is a driveway for secure off-street parking.

Viewing

By appointment through Neilsons 0131 625 2222.





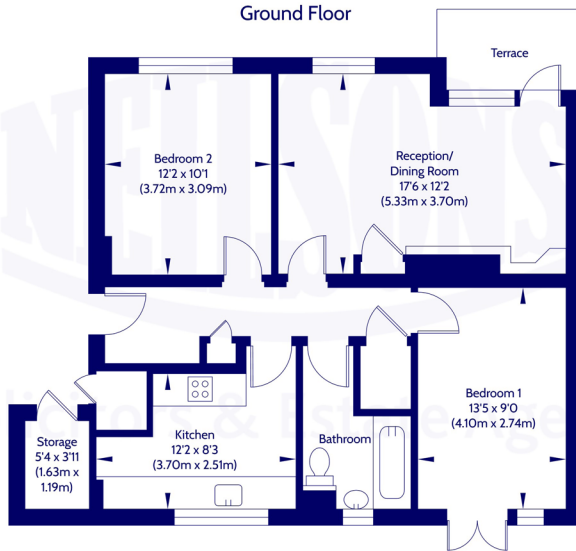
Location

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 Tesco's 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 which are all within easy reach together with Drum Brae and David Lloyd Leisure Centre's. 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 66.9 Sq M / 720 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

