



Solicitors & Estate Agents










Offers Over

**£150,000**

## 6/1 Alan Breck Gardens

Clermiston | Edinburgh | EH4 7JE

Set within a popular residential area favoured by professionals, growing families, and buy-to-let investors, this spacious ground-floor flat offers well-proportioned accommodation, private gardens, and excellent outdoor space.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



## Description

The property opens to a welcoming entrance hallway providing access to all rooms. To the rear, a bright and generously sized lounge/dining room enjoys excellent natural light from a large rear window and patio doors, which open directly onto a south-facing private terrace—ideal for outdoor dining and relaxation. The contemporary kitchen is fitted with a stylish range of base and wall-mounted units, complemented by coordinated work surfaces, splashbacks, stainless steel fittings, and under-unit lighting, offering both practicality and modern appeal. There are two well-proportioned double bedrooms, each offering ample space for bedroom furniture, while the bathroom is fitted with a white three-piece suite and an electric shower over the bath. The home also benefits from gas central heating, double glazing throughout, and excellent built-in storage options.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Driveway

Externally, the property enjoys private gardens to both the front and rear, in addition to access to a shared drying green. Ample on-street parking is available, along with a dedicated off-street driveway for added convenience. This is a superbly located and affordable home, offering generous living space in a well-connected and desirable area.

## Viewing

Please contact Neilsons on 0131 625 2222.







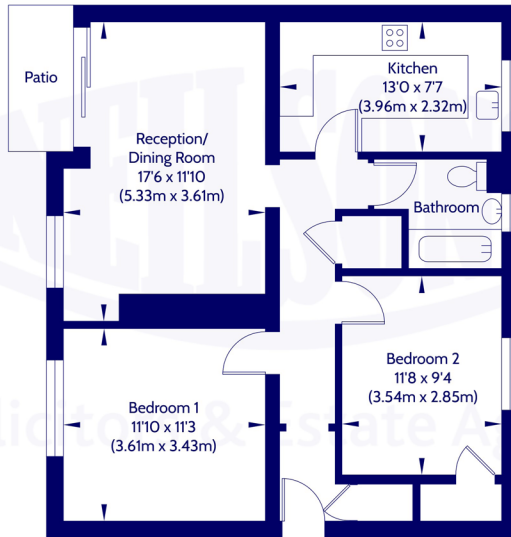
## Location

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. 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 66.6 Sq M / 717 Sq Ft.



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.



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