



Solicitors & Estate Agents



4/1 Alan Breck Gardens

Clermiston | Edinburgh | EH4 7JE

A great opportunity has arisen to purchase this well-proportioned two bedroom ground floor flat, quietly positioned within a popular pocket of Clermiston. Nearby excellent amenities and transport links, the property offers fantastic potential and will undoubtedly appeal to first-time buyers and buy-to-let investors.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



Description

A welcoming hallway provides access to all rooms and benefits from three useful storage cupboards. The bright and spacious reception/dining room enjoys a pleasant outlook to the rear, featuring a gas fireplace and direct access to a private terrace overlooking the garden –perfect for relaxing or entertaining. The fully fitted kitchen offers a good range of integrated and freestanding appliances, complemented by ample worktop and cupboard space. The principal bedroom is a generous double with fitted wardrobes and room for various layouts, while the second comfortable double bedroom also provides space for freestanding furniture. Completing the accommodation is a bathroom suite with a shower over the bath.

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



Gardens & Parking

Externally, there are well-kept private front and rear gardens, and unrestricted on-street parking for residents and visitors alike.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, and fridge-freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





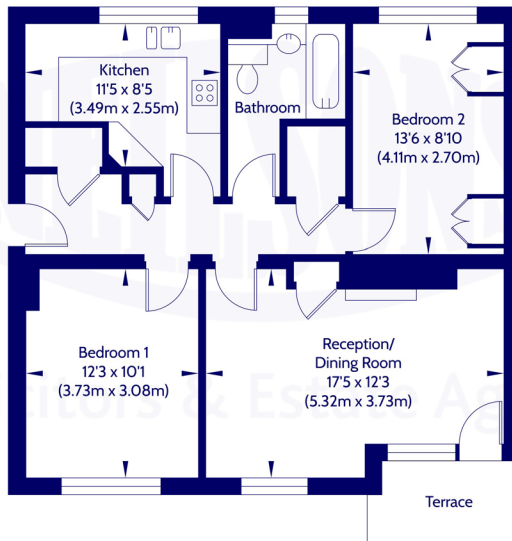
Location

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 68 Sq M / 728 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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