



Solicitors & Estate Agents











Offers Over

£150,000

17/4 Clovenstone Gardens

Clovenstone | Edinburgh | EH14 3EU

Enjoying a peaceful setting within the popular Clovenstone area, this generously proportioned two bedroom second floor flat offers a superb opportunity for first-time buyers and buy-to-let investors alike. Well placed for excellent local amenities, schooling, and transport links, the property provides spacious accommodation with great potential throughout.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  1 box room
-  Communal gardens
-  Residents parking
-  EPC Band - C
-  Council Tax Band - A



Description

The welcoming hallway features both a shelved cupboard and a large walk-in storage cupboard, ensuring excellent practicality. The well-appointed kitchen offers a range of good workspace, and partial tiling in the splash areas. The living room is bright and generously sized, enjoying a pleasant open outlook, while both double bedrooms offer ample space for freestanding furniture and alternative layouts. A fully tiled shower room with a step-in rainfall shower, and heated towel rail completes the accommodation. A versatile box room provides the flexibility to use as a home study, dressing room, or additional storage space.

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

This property has been subject to virtual staging to show the effect of a 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.



Gardens & Parking

Residents have access to a drying green (shared with one neighbour) on the common landing, along with surrounding communal garden space and unallocated parking.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and extractor hood, light fittings and fitted floor coverings.

Viewing

By appointment through Neilsons 0131 625 2222.





virtually staged by **HOMELi**

Location

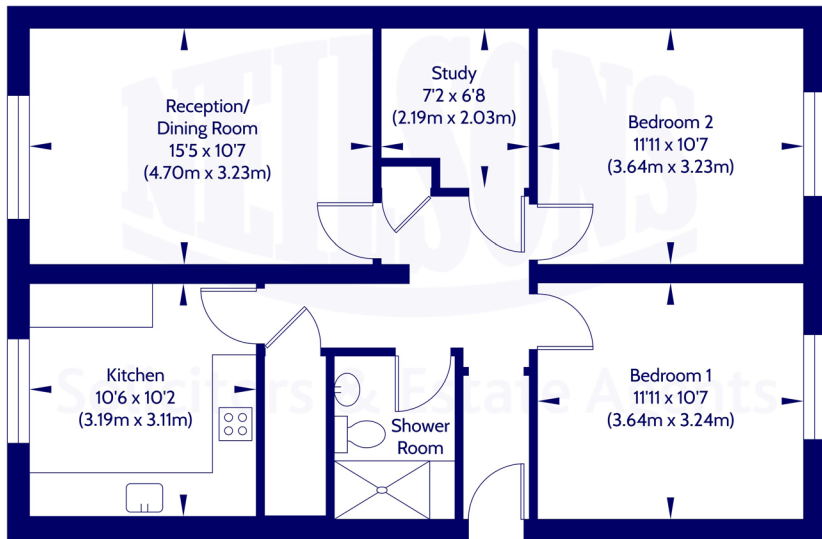
The property forms part of the residential district of Clovenstone lying to the south west of Edinburgh's City Centre. Westside Plaza & shopping centre is the nearest retail hub, comprising a library, newsagent, an Odeon cinema together with many shops and services serving residential needs including a Lidl supermarket, Post Office, dentist and bank. Wester Hailes Education Centre also provides a large swimming pool. Primary and secondary level schooling is available nearby; further education is accessible via Edinburgh College, the Sighthill campus of Napier University and the main campus of Heriot-Watt University in Riccarton. The City Bypass is a short drive and provides access to the M8/M9 and A1 motorway networks. Cyclists will enjoy a safe and quick route into the heart of the city via the Union Canal cycleway. The area is extremely well served by public transport. A train station at Wester Hailes offers rail access into Edinburgh city centre and direct connections to the west such as Glasgow Central Station.





Approx. Gross Internal Floor Area 71 Sq M / 764 Sq Ft.

2nd 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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