



Fixed price £155,000

7/1 Essendean Place, Edinburgh, EH4 7HF



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A bright and spacious, 2 Bedroom, Ground Floor Flat Popular Corstorphine Hill area

A bright and spacious, two-bedroom, ground floor flat in the popular Clermiston area of Edinburgh. The property boasts a neutral decor and ample living space, with private front and rear gardens.

Entrance Hall, Spacious Sitting/Dining Room with Patio Doors to Front Garden, Fitted Kitchen, Two Double Bedrooms, Shower Room, Private Store Cupboard in Communal Hall, Entryphone System, Gas Central Heating with Combi Boiler, Double Glazing Throughout, Private Front and Rear Gardens, Communal Drying Green to Rear

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

ACCOMMODATION (WIDEST POINTS)

Livingroom/Dining room	17'5" x 12'2" (5.33 x 3.71)
Kitchen	11'8" x 10'0" (3.58 x 3.05)
Bedroom 1	12'2" x 10'2" (3.71 x 3.10)
Bedroom 2	13'3" x 8'11" (4.06 x 2.72)

LOCATION

Essendean Place is a quiet, residential street, not far from bustling Drum Brae Drive, in popular Clermiston, where this property benefits from a location that is close to nature, but only a short trip to the bustling city. It is conveniently close to St Johns Road, offering a good selection of local shops, cafes and supermarkets as well as the extensive array of stores at both Gyle Shopping Centre and nearby Drumbrae Roundabout. Alternatively, the open spaces and woodlands of Corstorphine Hill Nature Reserve are within easy reach for those who like to escape the hustle and bustle of the city. South Gyle Train Station, Gyle Centre tram stop, and a good selection of bus routes offer direct access into the Centre of town. For the motorist, the A90 (Queensferry Road) leads to the City Bypass and associated motorways as well as Edinburgh International airport.

EXTRAS

White Goods included in the Sale

EPC RATING

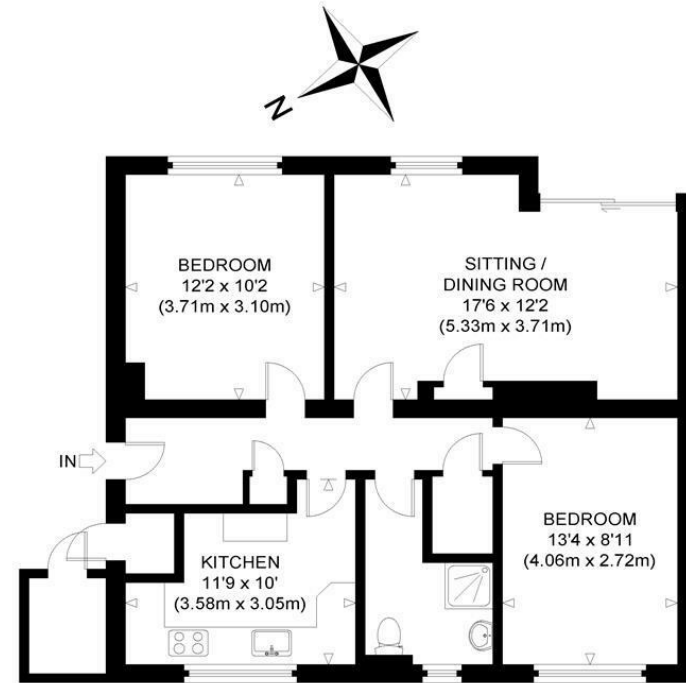
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VIEWING

By appointment, please telephone 07967137466

Email: lindsaybell4262@yahoo.co.uk





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 755 SQ FT / 70.2 SQ M

ESSENDEAN PLACE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 755 SQ FT / 70.2 SQ M

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.