



Immaculate and beautifully presented

Two-bedroom, ground floor flat



This immaculate, two-bedroom, ground floor flat is situated in the popular Clermiston area of Edinburgh, close to local amenities and good transport links. The property has been beautifully presented by the current owners, with neutral flooring and decoration throughout, in true walk- in condition, ideal for a first-time buyer or investment opportunity. Accessed at the left side of the building, through the lane, the accommodation consists of a communal entrance, a hallway, with a deep storage cupboard, a lovely, light filled living room, with French doors leading onto a patio area, with space for seating to enjoy good weather, and one of two private gardens. The kitchen has a range of modern fitted units, appliances, attractive tiling, double aspect windows and a breakfast bar. Both bedrooms are generous double rooms, with good wardrobe storage and there is a smart family bathroom. There is an additional storage cupboard in the communal entrance stair. There is also a second private garden to the side of the building, laid to lawn and edged with hedging.

Key Features

- Communal stair, with secure entry
- Hall, with storage
- Living room, with patio doors
- Kitchen
- Two double bedrooms
- Bathroom
- Storage cupboard
- Gas central heating
- Double glazing
- Two private gardens
- On-street parking



Clermiston

The sought-after residential district of Clermiston lies approximately 4 miles West of Edinburgh City Centre. The area is well served by local retailers with the nearby Gyle shopping centre, Craigleith Retail Park, Hermiston Gait and Corstorphine all providing an extensive range of shops. The location is ideal for the commuter, with the local public transport system providing frequent links to the City Centre and surrounding areas. The City bypass linking the national motorway network, Queensferry Crossing and Edinburgh International Airport are also within easy reach of the property. Excellent schooling at all levels is available locally including Clermiston Primary School and The Royal High School. A wide range of leisure and recreational facilities are close at hand including The Royal Burgess and Bruntsfield Golf Courses, Drum Brae Leisure Centre and David Lloyd sports club together with delightful walks along Cramond and Silverknowes foreshore.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, washing machine and shed are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

Home Report Valuation

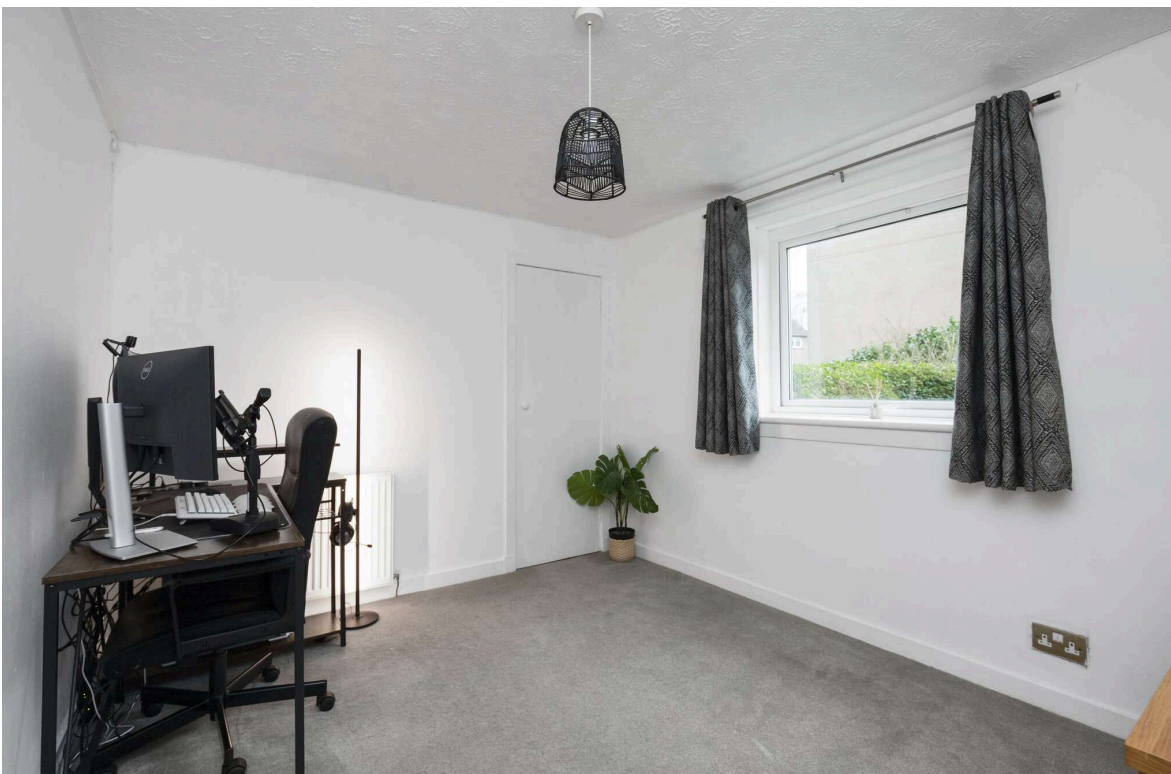
£160,000

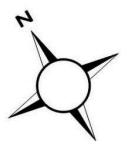
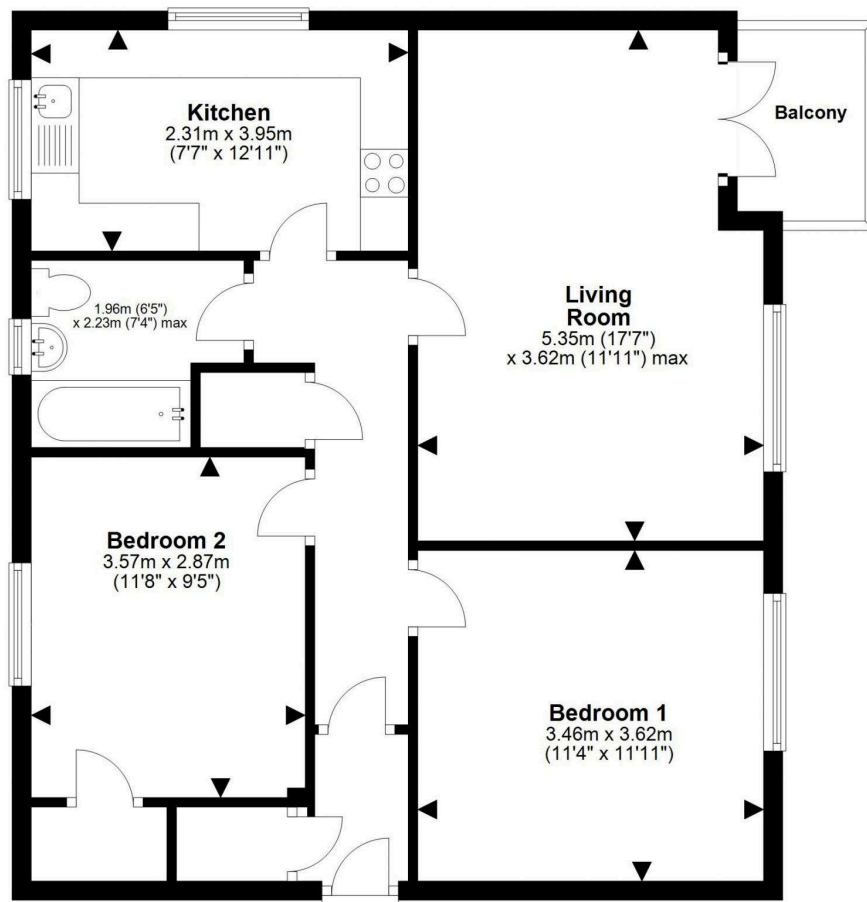
EPC Rating

C

Tenure

Freehold





Total area: approx. 67.3 sq. metres (724.9 sq. feet)

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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