



Fantastic project!

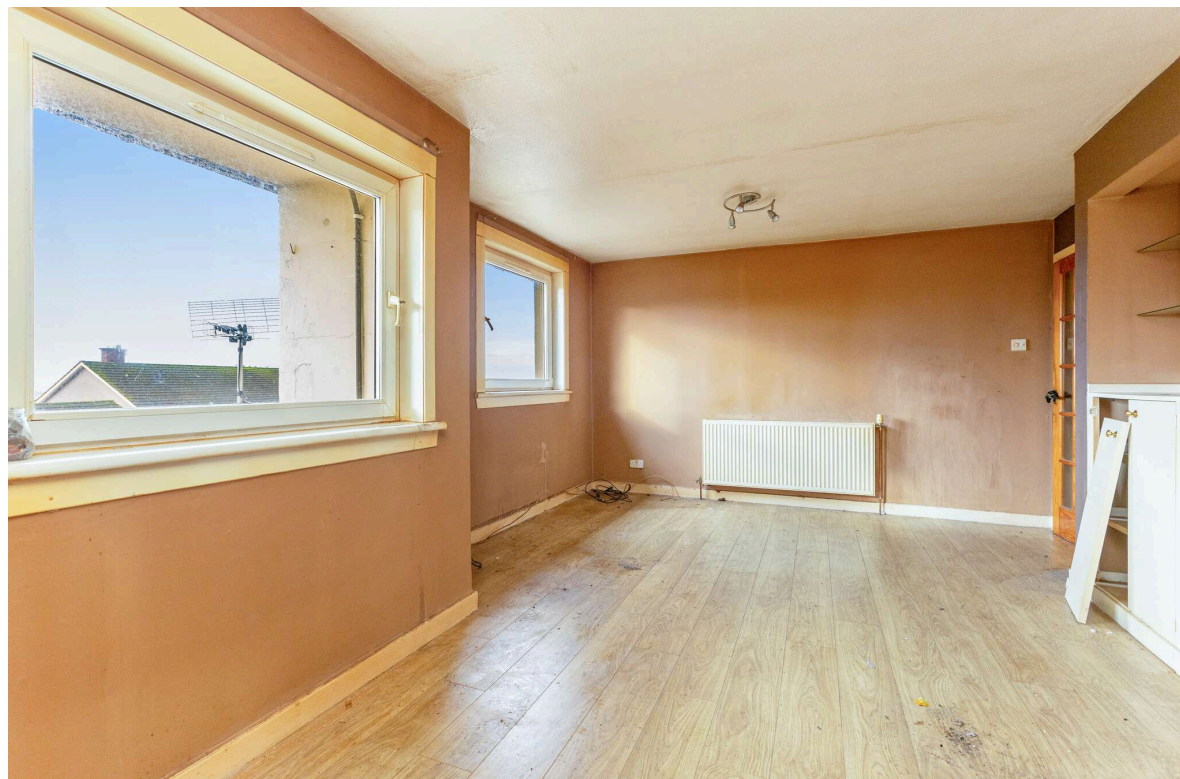
Spacious two bedroom, top flat



Spacious, two-bedroom, top floor flat situated in a residential street in the popular Clermiston area of Edinburgh, with lovely views and close to local amenities, schools and transport links. This property offers a fantastic opportunity for those looking for a project, it needs upgrading throughout and is sold as seen. A gas system is in place; its condition and functionality are unknown. The rooms are light and generous, there is a balcony accessed from the living room and an external store accessed from the top landing in the communal stair. To the rear there is a communal drying green and to the front there is un-restricted on-street parking.

Key Features

- Communal entrance stair
- Hall, with good storage
- Living room with balcony
- Kitchen
- Two double bedrooms
- Shower room
- External store on top landing
- A gas system is in place; its condition and functionality are unknown
- Double glazing
- Communal garden
- 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, light fittings, cooker are included in the sale and are sold as seen (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

£145,000

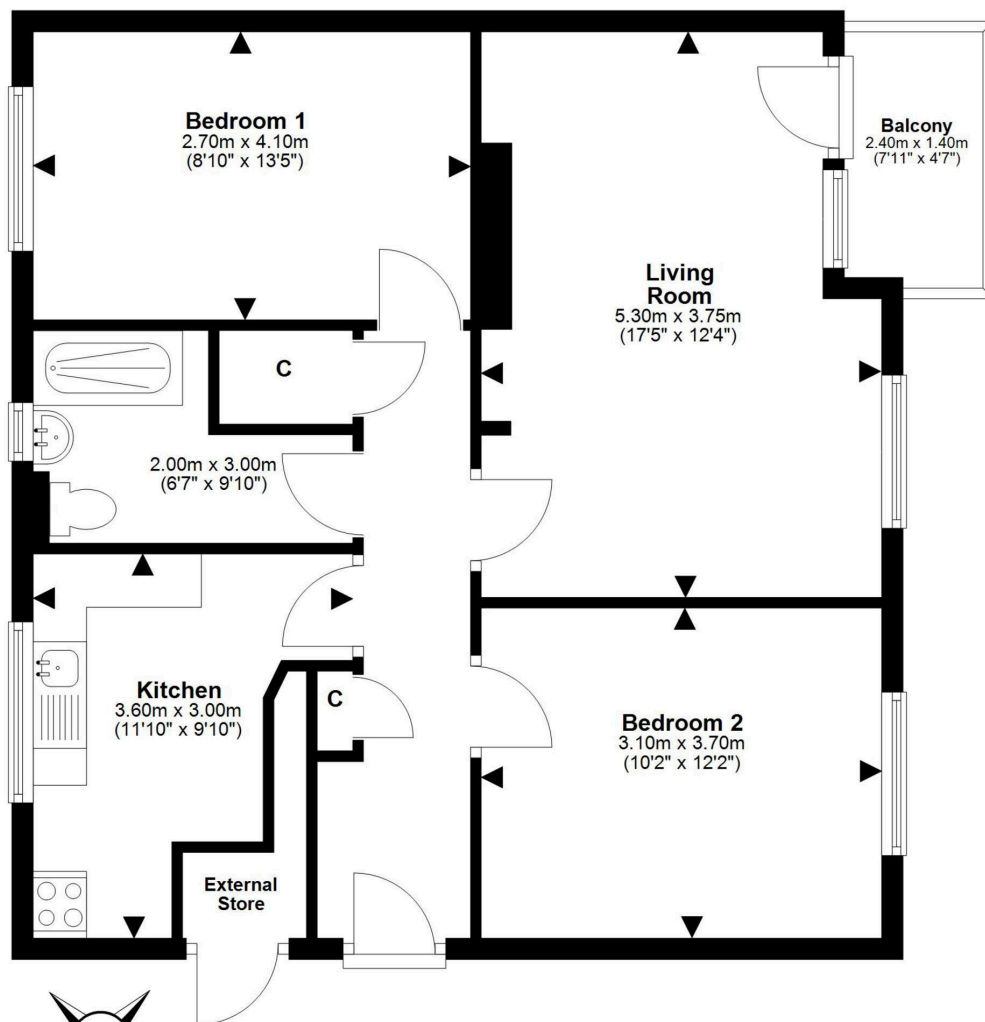
EPC Rating

C

Tenure

Freehold





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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