



71 Clermiston Place
Clermiston, Edinburgh, EH4 7DR



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71

Clermiston Place

Beautifully presented home in move-in condition, situated in popular residential area.

- Private front garden and driveway
- Welcoming hallway
- Open plan sitting and dining room
- Kitchen with pantry and garden access
- Three double bedrooms (two with built-in storage)
- Family bathroom
- Insulated and floored loft
- Private rear garden with potting shed



Offers Over: £275,000

Home Report:

£280,000

EPC Rating: D

Council Tax: D

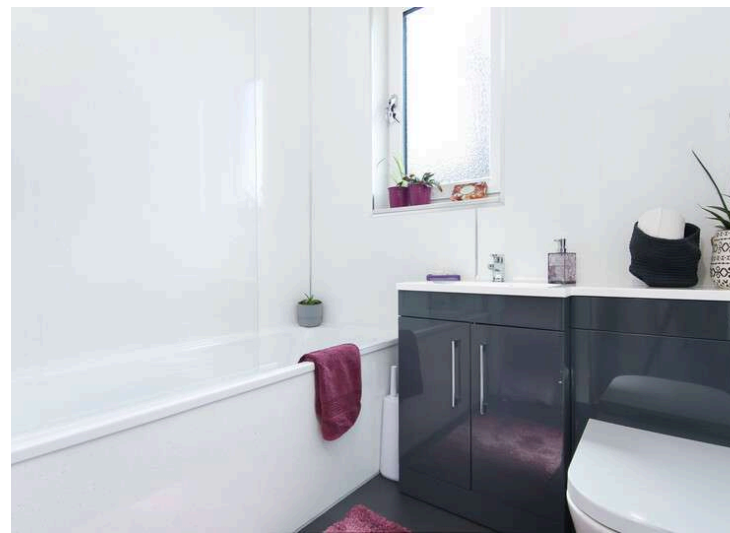
Tenure: Freehold

Set behind a private driveway and lovely front garden with mature plants and shrubs, the front door opens into a welcoming hallway with fitted bookshelf and space for coats and shoes. Accessed from here is the sunny sitting room which has a gas fire and mantle at the focal point, and has an open archway leading to the dining room. The sitting room also provides access to the kitchen which is fitted with wall and base cabinets, integrated appliances, and has a useful pantry, as well as direct garden access. Completing the ground floor level is the family bathroom.

The upper landing offers a good-sized storage cupboard, which is plumbed and houses the washer/dryer, and leads to three bedrooms. The largest bedroom has a dual aspect, built-in mirrored wardrobes and further storage cupboard. The second bedroom is a generous double and the third double bedroom is fitted with storage, shelving and desk space. There is also an insulated, floored loft accessed from the upper landing.

The property benefits from gas central heating and double glazing. As well as a private garden and driveway to the front, the property enjoys a lovely rear garden which is afforded privacy by mature hedges and shrubs, offers an area of lawn and patio, as well as a potting shed.

Extras: To include all fitted carpets and fitted flooring, light fixtures (excluding shades), curtains & blinds, oven, hob, fridge/freezer, and washer/dryer in the sale.



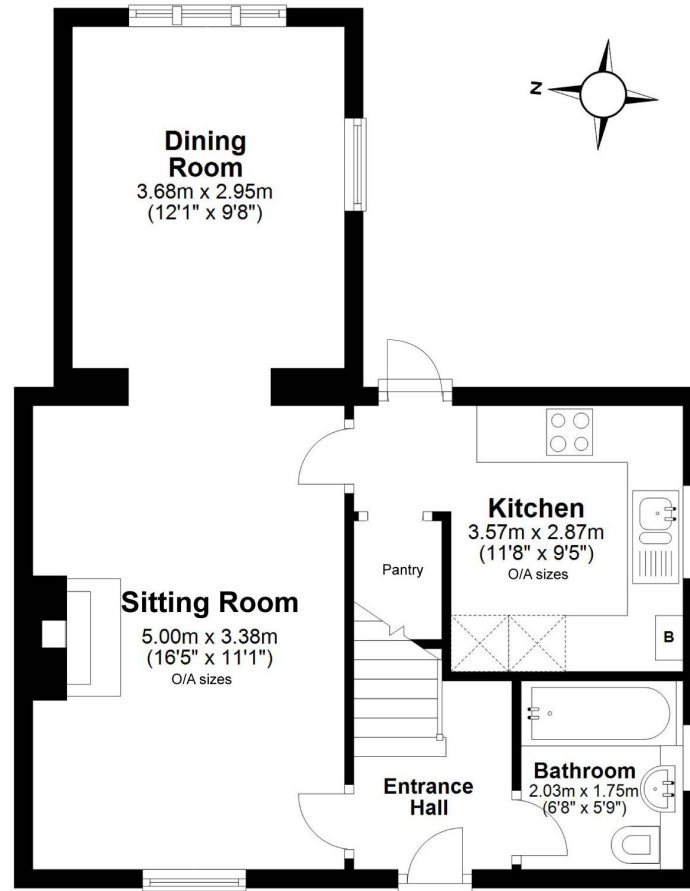


Situated west of the city centre and just north of sought-after Corstorphine, Clermiston is a popular choice among families and young professionals owing to its excellent local services and amenities, well-regarded catchment schools and convenient transport links.

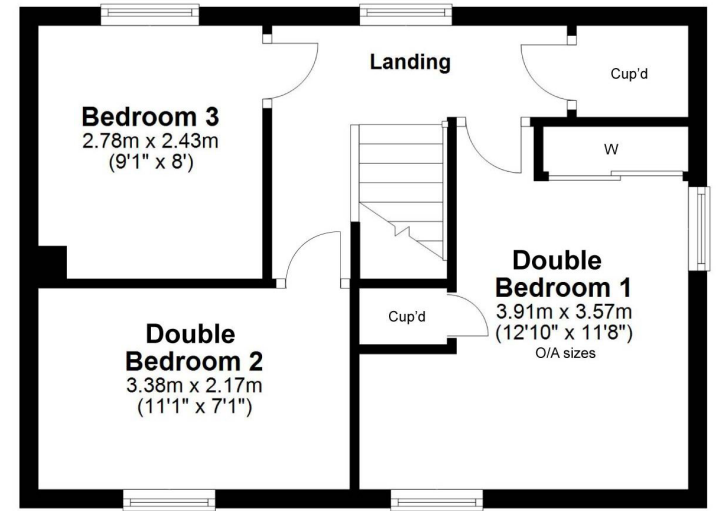
The leafy residential area has no shortage of public parks and green spaces, such as Clermiston Park and Corstorphine Hill, as well as Drum Brae Library Hub and Drum Brae Leisure Centre. Packed with indoor sport and fitness facilities, including a 25-metre swimming pool, a state-of-the-art gym, a fitness studio and a sports hall, the leisure centre also commands stunning views across the Firth of Forth. Golf enthusiasts are equally spoilt for choice, with a number of prestigious golf courses nearby.

Residents of Clermiston enjoy ideal local services and amenities right on their doorstep, as well as extensive retail facilities at nearby Corstorphine Retail Park and Craighleith Retail Park, including a selection of major supermarkets and large high-street outlets. The area enjoys good primary and secondary state schools within easy walking distance. Clermiston offers swift and easy access to Edinburgh Airport, Queensferry Crossing and the M8/M9 motorway network, as well as fantastic public transport links travelling across the city, day and night.





Ground Floor



First Floor



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WWW.VMH.CO.UK

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 2627 E: property@vmh.co.uk

DX: 552210, Edinburgh 68

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