



24 Clackmae Road  
Edinburgh  
EH16 6NZ



# 24 Clackmae Road Edinburgh

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24 Clackmae Road is a well-presented semi-detached, three-bedroom family home set in the residential area of Liberton.

Downstairs you will find the first double bedroom (currently being used as a dining room), the shower room, a well-equipped kitchen, and the spacious living room overlooking the rear gardens, which have been well-looked after.

Upstairs are the remaining two double bedrooms, each with a built-in cupboard.

This lovely property further benefits from front and rear gardens, single garage, driveway, double glazing throughout and gas central heating. There is also potential to extend into the garden, subject to planning consent.

## Property Features

Front and rear gardens

Single garage

Driveway

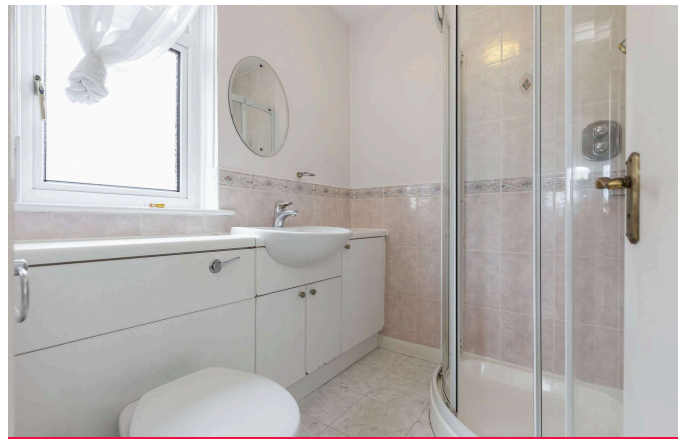
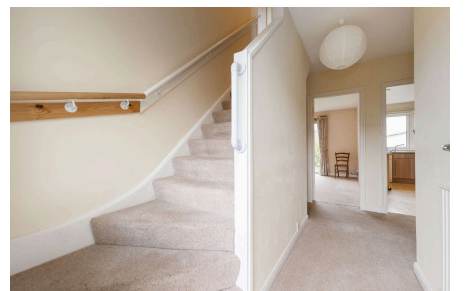
Double glazing

Gas central heating

Potential to extend











Liberton lies to the south of the city centre, where there is a good range of local shopping and banking facilities at nearby Cameron Toll, and there are additional shopping facilities at Straiton Retail Park. The city centre is easily accessed by car or bus, approximately twenty minutes away, and the Royal Infirmary and the University of Edinburgh's King's Buildings are also nearby. Excellent road links are provided by the city bypass giving access to Edinburgh International Airport, the Queensferry Crossing, the Scottish Borders and East Lothian.



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

## Extras

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures, and white goods (both integrated and freestanding).

The seller will not warrant the working order of the appliances, systems or services. The property is being sold as seen.

**AS Anderson Strathern**

**Find out more**

**0131 270 7777**

**[andersonstrathern.co.uk/residential-property-service/](http://andersonstrathern.co.uk/residential-property-service/)**

## Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

**espc**

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