



RALPH SAYER
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11 Clermiston Park
Edinburgh EH4 7DL

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Well-presented three bedroom mid-terrace villa located in the Clermiston area of Edinburgh and boasts lovely views to the front and rear of this family home.

The property sits behind a lawned front garden, and the accommodation comprises a spacious hall (with under-stair cupboard), generous southerly facing lounge over-looking the green to Clermiston hill, good-sized kitchen, a rear hall with back door to the garden and a bright family bathroom, with over-bath shower. Upstairs, the airy landing accommodates three well-proportioned double bedrooms, with the rear facing bedrooms enjoying views over the Firth of Forth to Fife.

Externally, the rear garden is enclosed and split-level with a shed and there is unrestricted on street parking.

Extras: all fitted floor coverings, blinds, light fittings, gas hob, oven and full range of freestanding kitchen appliances will be included in the sale.

Property Summary

- Tranquil setting around a large communal 'green'
- Mid-terrace villa
- Entrance hall with under-stair cupboard
- Lounge with open outlook over 'green'
- Fitted kitchen with rear hall
- Three double bedrooms
- Family bathroom with shower-over-bath
- Front & rear gardens
- Gas central heating & double glazing
- EPC Rating - D | Council Tax Band - D





Three-bedroom mid-terrace villa, set around a communal 'green' and lovely views



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dream property!



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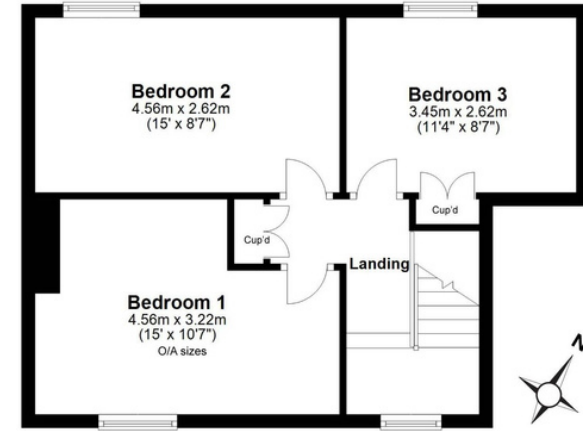
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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 the 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Total Area: approx. 82.9 sq.metres (891.8 sq. feet)



Ground Floor
Approx. 39.5 sq. metres (425.4 sq. feet)



First Floor
Approx. 43.3 sq. metres (466.4 sq. feet)



Communal 'green'

Location

Clermiston is a popular residential area some three miles west of Edinburgh city centre and neighbours Corstorphine. Good local amenities can be found on Drumbrae or St. John's Road, with a post office, bank, chemist and newsagents. A Tesco store is nearby. Recreation facilities include a local leisure centre with swimming pool and library on Drumbrae Drive, together with a tennis club and two prestigious golf clubs at nearby Barnton. Clermiston Hill and Cramond offer pleasant walks. The well regarded Royal High School is found to the north on Queensferry Road. Regular bus services run to the city centre and to the west with links to Edinburgh International Airport, Edinburgh City Bypass and all major motorway networks are all close at hand.