



RALPH SAYER
SOLICITORS & ESTATE AGENTS

22/7 Clovenstone Gardens

Clovenstone, Edinburgh, EH14 3EX

22/7 Clovenstone Gardens

Forming part of an established development in Clovenstone, this two-bedroom (plus a box room) fourth/top-floor flat enjoys lovely open views and bright interiors, as well as mostly neutral décor which allows the new owner to put their own stamp on it. The development is situated opposite green space and lies close to amenities such as shops for everyday essentials, catchment primary and secondary schools, and the train station. The development is factored by James Gibb and the cost is approximately £24 per month for the management fee and cleaning.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale, along with two security cameras.



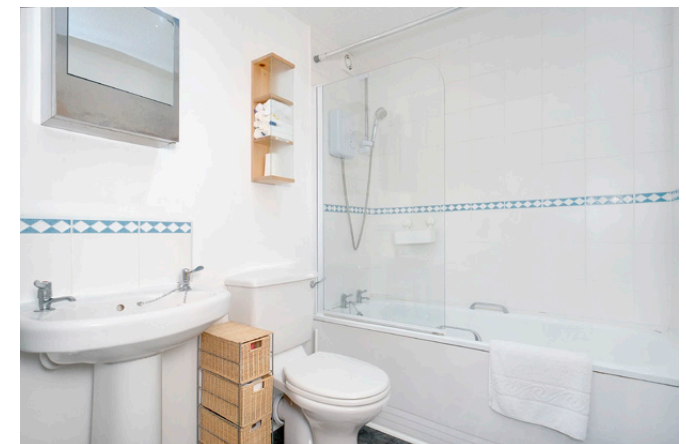
Property Summary

- Fourth/top-floor flat in Clovenstone
- Light-filled interiors and mostly neutral décor
- Secure shared entrance and stairwell
- Entrance porch and hall, both with storage
- Spacious, southerly-facing living room
- Bright breakfasting kitchen
- Two double bedrooms, one with a built-in wardrobe
- Versatile, good-sized box room
- Bathroom with shower-over-bath
- Situated opposite green space and a children's play park
- Private residents' parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - A
- Home Report Value - £145,000





Spacious, southerly-facing living room, a bright breakfasting kitchen, two double bedrooms and a versatile, good-sized box room



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dream property!



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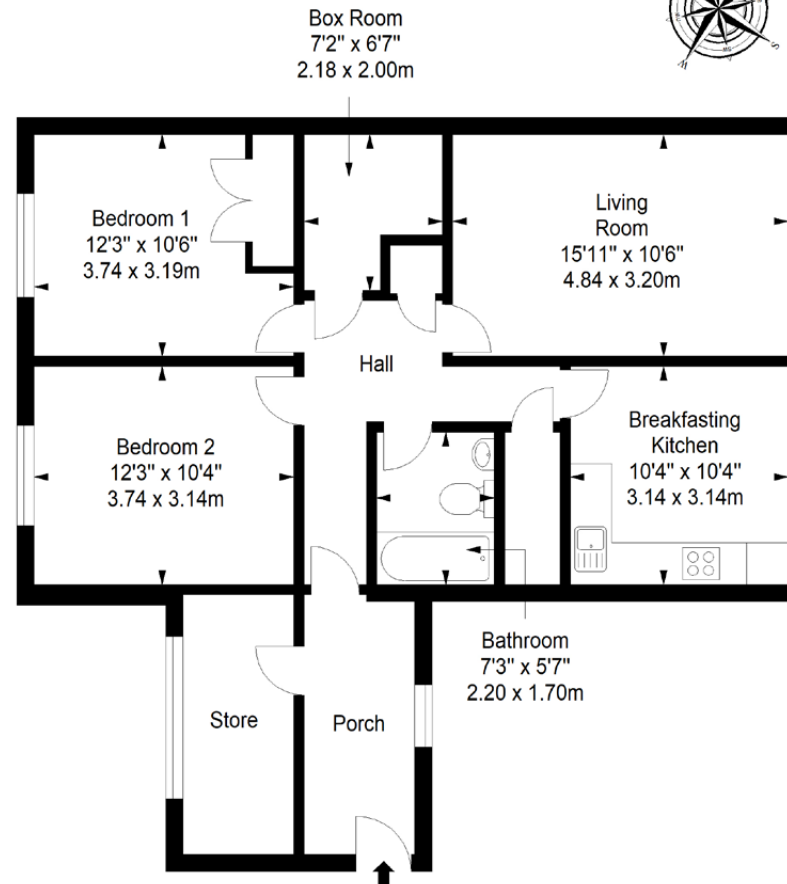
 **CHARTERED FIRM**

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.

Top Floor
Approx. 83.9 sq. metres (903.1 sq. feet)



Total area: approx. 83.9 sq. metres (903.1 sq. feet)