



19 Claverhouse Drive
THE INCH | EDINBURGH | EH16 6BX


warners
solicitors & estate agents



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Stylish, spacious end of terrace family villa with three double bedrooms, set on a large plot incorporating a driveway. Quiet location on an ever popular development with great amenities and transport links close at hand.

Viewing is highly recommended to appreciate this lovely home which would be ideal for a family. The house sits on a larger than average plot ensuring plenty of private outdoor space to the front, side and rear, ideal for children playing or for adults to relax. A driveway provides off-street parking for up to two vehicles. The well presented accommodation comprises a living room with a feature mantelpiece and French doors accessing the garden, a lovely re-fitted kitchen featuring a mix of wood effect and pale tone units set against metro style tiled splash-backs, three double sized bedrooms, all with built-in wardrobe space, and bathroom with mixer shower and wetwall panels. Two large storage cupboards are located in the hall, with a further one on the upper landing and there's access to a part floored loft space.

The property also benefits from an electric car charging point, with smart hub, links to solar panels and battery storage.

- Entrance porch and hallway
- Living/dining room with French doors
- Contemporary style revamped kitchen
- Three double bedrooms
- Bathroom with mixer shower
- Gas central heating
- Double glazing
- Solar panels
- Partly floored loft for storage
- Large enclosed private gardens
- Driveway with smart electric car charger

PRICE & VIEWING: Please refer to our website, www.warnerslp.com or call us on 0131 667 0232.



Included in the sale will be the blinds, fridge/freezer, dishwasher, washing machine, and fitted desk in Bedroom two. Externally the greenhouse, shed, bike shed, picnic bench and wooden bench are also included. The trampoline, pet run and treehouse can included if required. EPC C.

The subjects are located in the ever popular Inch area of Edinburgh, which lies to the south of the city centre. The property is beautifully positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops are available at the Cameron Toll Shopping Centre, only a very short journey away, with adjoining Newington just a little further afield. Schooling is well represented from nursery to senior level. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.



