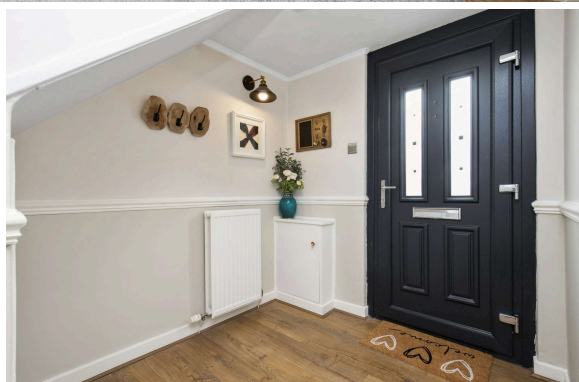
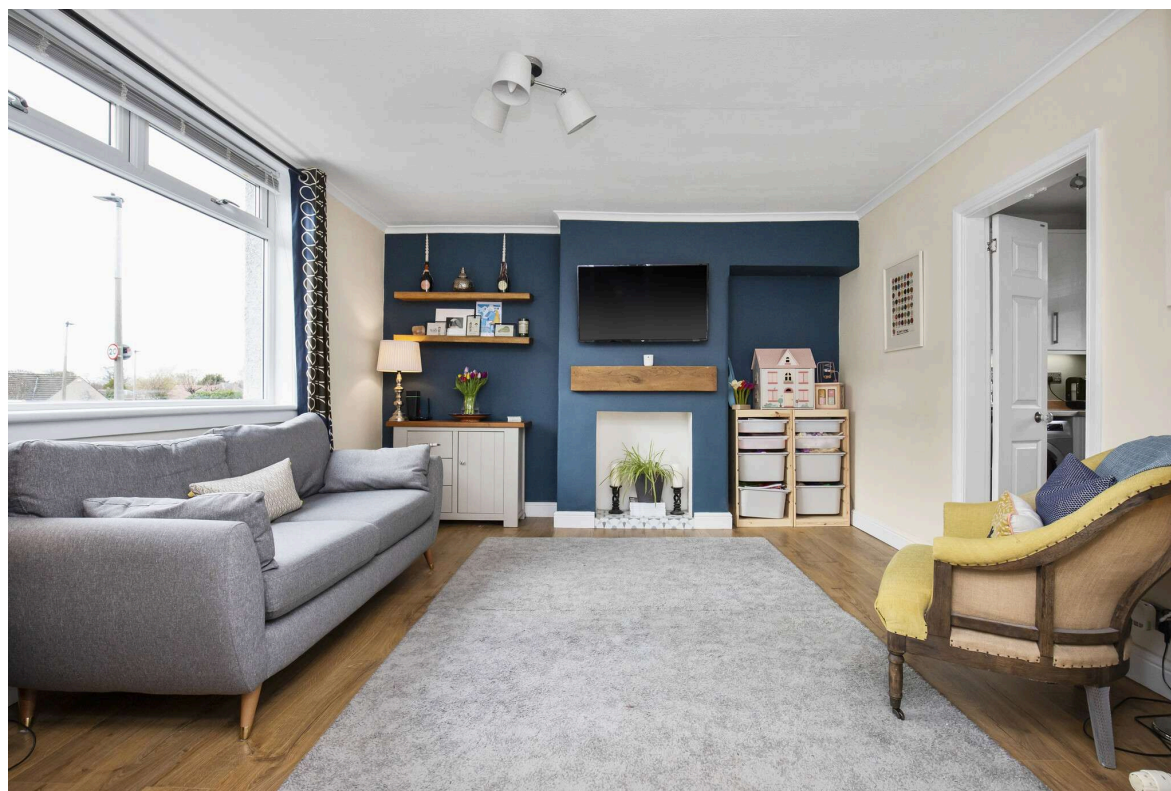




23 Parkgrove Road
CLERMISTON | EDINBURGH | EH4 7NH

warners
solicitors & estate agents



23 Parkgrove Road

CLERMISTON | EDINBURGH | EH4 7NH

Situated in the sought-after area of Clermiston, this beautifully presented and upgraded mid terrace villa offers three double bedrooms, generous living accommodation, and two enclosed gardens, as well as a prime location close to local amenities and fantastic transport links, representing an ideal home for families, first-time buyers, and commuting professionals alike. The front door opens into the welcoming hallway with storage and leads into the bright living/dining room fronted by a large picture window that floods the space in warm sunlight, whilst a charming mantle is the focal point of the room. The well appointed modern kitchen is fitted with high gloss units and integrated appliances with space for further appliances and a breakfasting table, and gives access to the enclosed rear garden with decking area and lawn. The contemporary bathroom with mains shower over bath and vanity sink unit completes the accommodation on this floor. Upstairs, there are three double bedrooms. The property further benefits from gas central heating, double glazing and fantastic storage options throughout including the partially floored attic with Ramsay ladder access.

- Well presented and bright terraced villa
- Bright lounge with large picture window and mantle
- Modern fitted breakfasting kitchen
- Contemporary bathroom with mains shower over bath
- Three double bedrooms
- Fantastic storage throughout including partially floored attic
- Gas central heating and double glazing
- Private front garden
- Enclosed rear garden with lawn and patio area
- Unrestricted on street parking

EPC Rating C

Council Tax Band D

Extras include all blinds, oven, microwave, dishwasher, washer/dryer and fridge/freezer.

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

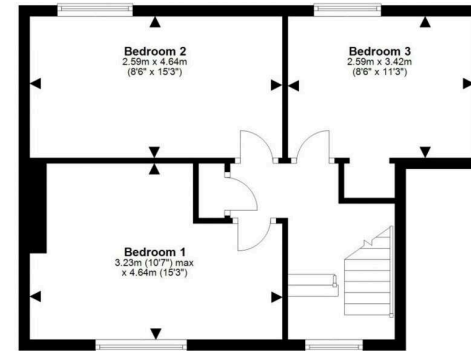


The popular residential area of Clermiston is located three miles west of Edinburgh City Centre. Good local shopping amenities can be found in the nearby locale of Corstorphine, including the impressive Gyle Shopping Centre, which hosts a Morrisons supermarket. Local shopping is also available at a large Tesco Extra on Meadow Place Road. For sport and recreation, residents have the fantastic Drum Brae Leisure Centre, which boasts a swimming pool, a gym and fitness studios, practically on their doorstep. Murrayfield Stadium and Murrayfield Ice Rink are both a short drive away. There is also a choice of prestigious golf clubs in nearby Barnton. Cramond, just north of Clermiston, promises relaxing strolls along the beach and promenade towards Granton, or scenic walks along the River Almond. Locally, Corstorphine Hill offers pleasant woodland walks, whilst Edinburgh Zoo provides an informative day out filled with wild animals. The property falls within the catchment area for Clermiston Primary School, which feeds to the well-regarded Royal High School. Clermiston is an ideal location for those working at The Gyle or Gogar, and is also well-served by public transport into the city centre. Commuters enjoy excellent links to Edinburgh City Bypass and the motorway network, as well as frequent train and tram services from Edinburgh Gateway. Edinburgh International Airport is also just a short distance away.

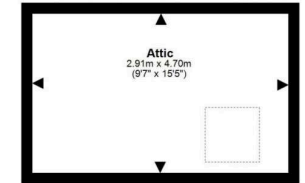




Ground Floor



First Floor



Second Floor

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