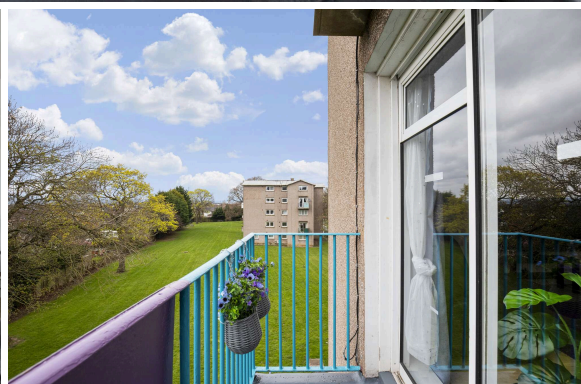
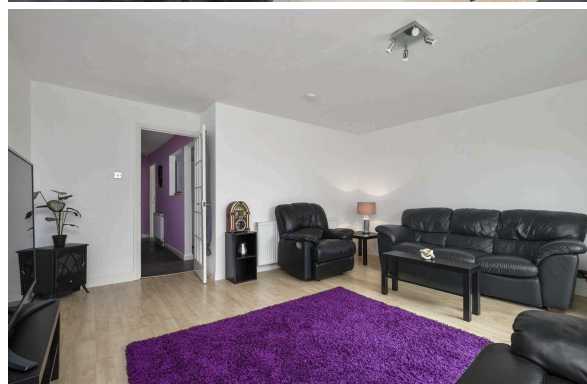




6/10 Durar Drive
CLERMISTON | EDINBURGH | EH4 7HN



6/10 Durar Drive

CLERMISTON | EDINBURGH | EH4 7HN

Well presented and seldom available maisonette flat on the third and fourth floors, situated within the established high amenity area of Clermiston, close to excellent local amenities and well placed for commuting. The bright and spacious accommodation is set over two levels and comprises on the first level of an entrance hallway with storage, light and airy living/dining room with patio doors to a south facing balcony overlooking Buttercup Farm Park providing an abundance of natural light and an ideal outdoor space. The kitchen is semi open plan to the hall and is fitted with floor and wall units with integrated, and space for, appliances. Completing this floor is the family bathroom with mains shower over bath and vanity sink unit. Upstairs, there are three good sized double bedrooms, two with integrated storage and one with leafy side views over the common grounds. The property further benefits from gas central heating, double glazing, security entry system, fantastic storage options including attic access and a store in the common close, and externally, residents' car park and ample on street parking.

- Well presented maisonette flat on third and fourth floors
- Spacious living/dining room with south facing balcony
- Open outlook over Buttercup Farm Park
- Fitted kitchen
- Three spacious double bedrooms, two with integrated storage
- Family bathroom with mains shower over bath
- Gas central heating and double glazing
- Security entry system
- Good storage options including attic and store in close
- Residents' car park and unrestricted on street parking

Included in the sale will be all blinds, all curtains (except for those in the living room), fridge freezer, 3 seat sofa in living room, bed frame in Bedroom 1. Other items may be available by separate negotiation.

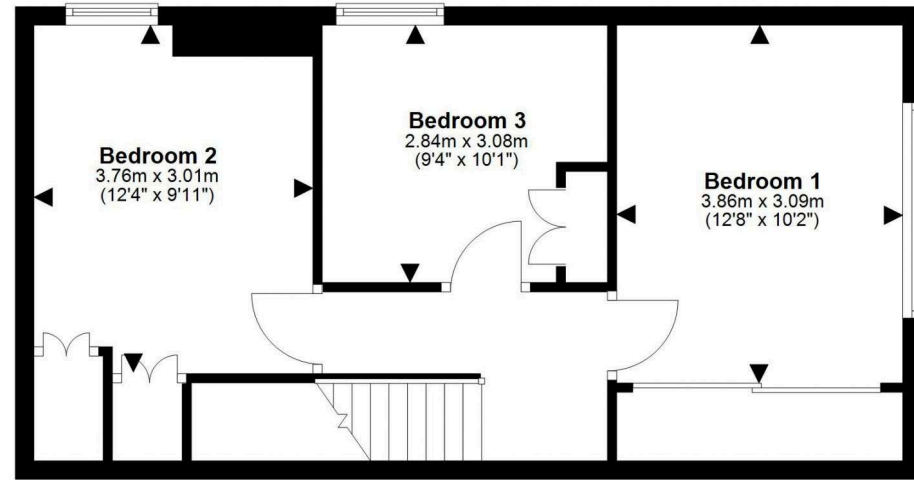
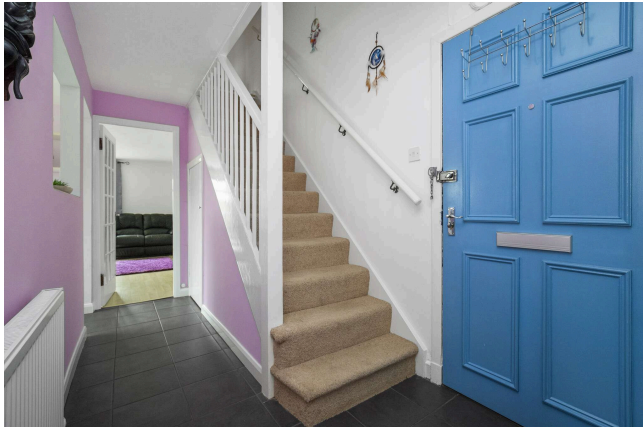
EPC Rating D. Council tax Band B.

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

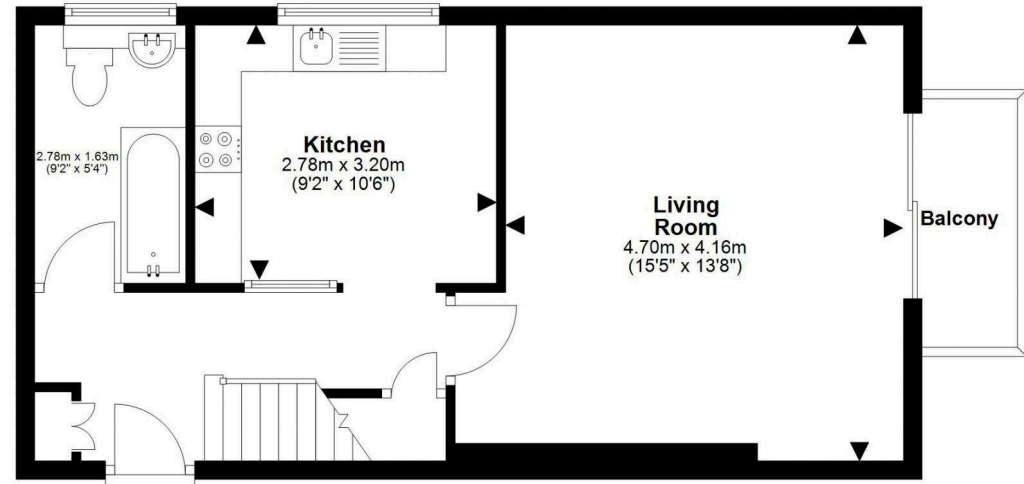


The popular residential area of Clermiston is located three miles west of Edinburgh City Centre. Good local shopping amenities can be found in the nearby locale of Corstorphine, including the impressive Gyle Shopping Centre, which hosts a Morrisons supermarket. Local shopping is also available at a large 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.





First Floor



Ground Floor



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