



65/3 Durar Drive
CLERMISTON | EDINBURGH | EH4 7JH


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Well presented and bright ground floor flat with private gardens to the rear, set back from the road by the property's generous private front garden and offering a fantastic opportunity for the first time buyer, down-sizer and investor alike. Situated within an established residential area the property boasts a living/dining room with direct access to the front garden. The stair is accessed by secure entry phone and the property's front door opens into a generous porch area with storage leading into the central hallway. A bright, spacious lounge/dining room offers generous proportions with bespoke shelving and direct access to the garden. The well appointed contemporary breakfasting kitchen is fitted with ample floor units with integrated space for appliances, and pantry cupboard. There are two generous double bedrooms, the second bedroom having a large built in wardrobe and a bathroom with central tap bath and electric shower over bath completes the accommodation. Further benefits include gas central heating and double glazing, and excellent storage is provided throughout with further secure storage accessed from the communal stairway.

- Well presented and bright ground floor property
- Private patio and lawn to the front and lawn with shed to the rear
- Entrance hallway with storage
- Lovely living/dining room with doors to patio area and front garden
- Modern breakfasting kitchen with integrated appliances
- Two generous double bedrooms
- Contemporary bathroom with electric shower over bath
- Gas central heating and double glazing
- Fantastic storage including external locked store in common hallway
- Security door entry

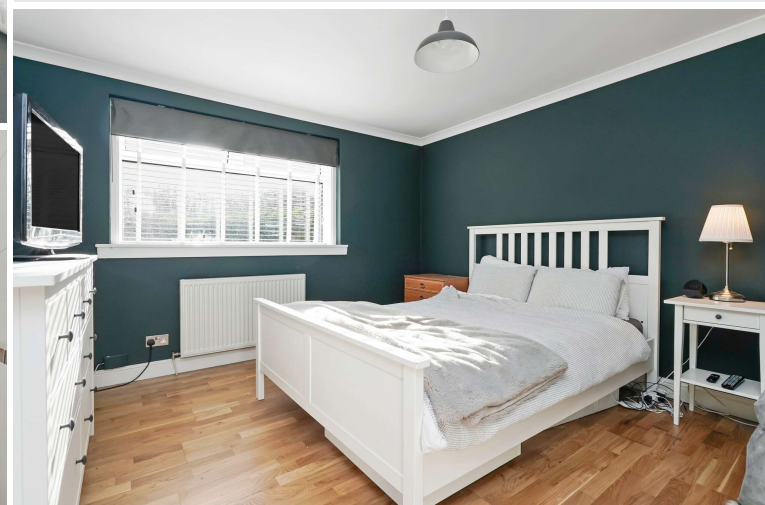
Council Tax B, Energy Rating C

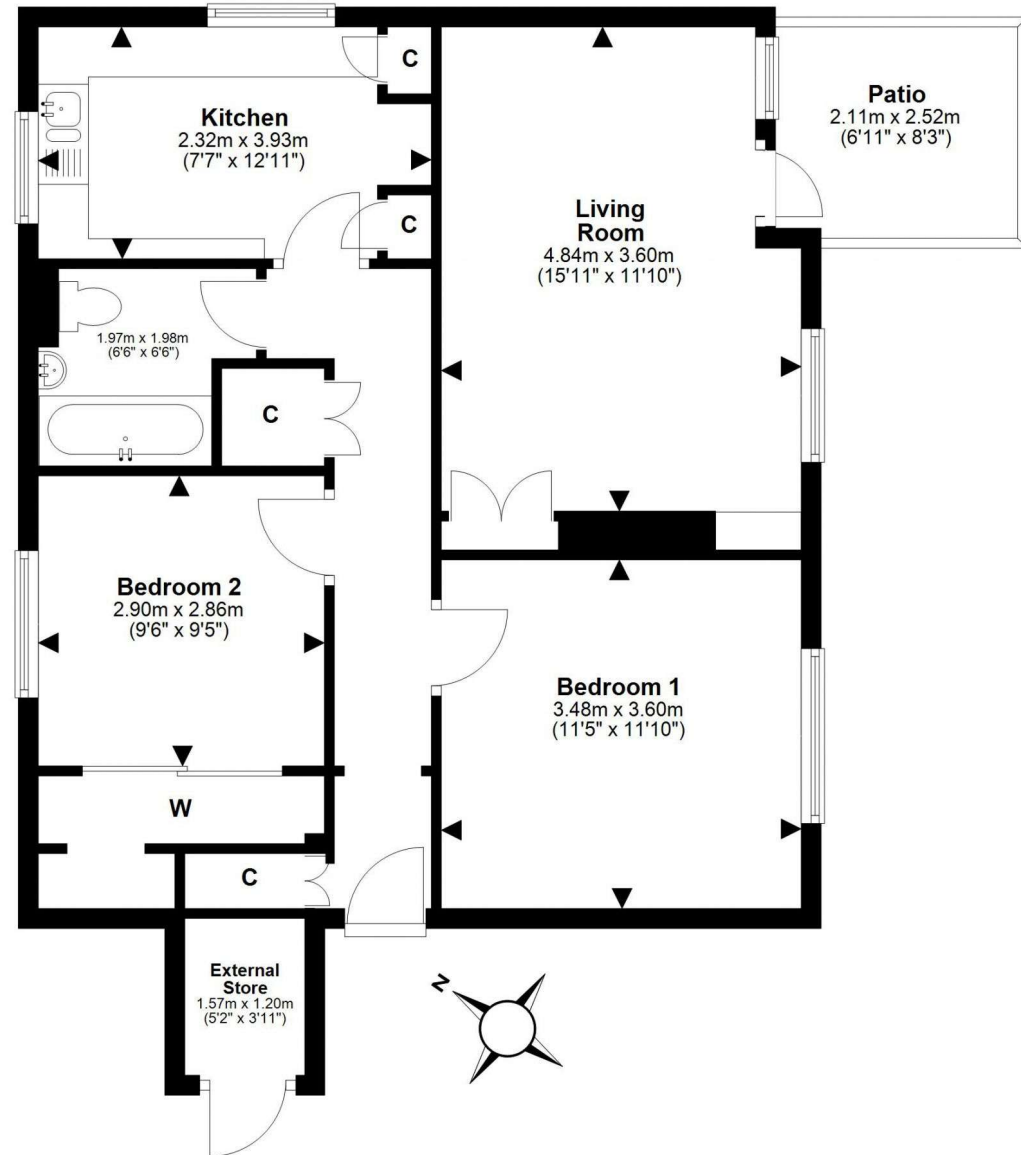
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, (excluding TV bracket), light fittings, blinds, curtains, and kitchen appliances will be included in the sale.

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.





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.