



95/4 Dochart Drive
CLERMISTON | EDINBURGH | EH4 7LT

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Well-presented, two-bedroom, first floor flat in the popular residential area of Clermiston to the west of Edinburgh's city centre. This property benefits from gas central heating and double glazing and a well-maintained and enclosed private garden area to the rear. The main public room boasts a feature fireplace and electric fire and offers ample space for seating and dining. This pleasant room allows for an abundance of natural light via dual windows and a door to a sunny west facing balcony. The kitchen is fitted with modern high gloss floor and wall units with integrated and space for appliances. Both bedrooms are generous doubles and a shower room with vanity sink unit and mains shower cubicle completes the accommodation internally. Offering easy access to good local shops, as well as Corstorphine with all its amenities, this property would make a fabulous first time purchase as well as offering significant appeal to investors or those looking to downsize.

- Well maintained and presented
- Spacious and bright west facing living/dining room with balcony
- Modern fitted kitchen with integrated and space for appliances
- Contemporary shower room with mains shower cubicle
- Fantastic storage options
- Gas central heating (boiler replaced 2022)
- Double glazing
- Private garden to the rear

Energy Rating C. Council tax band B.

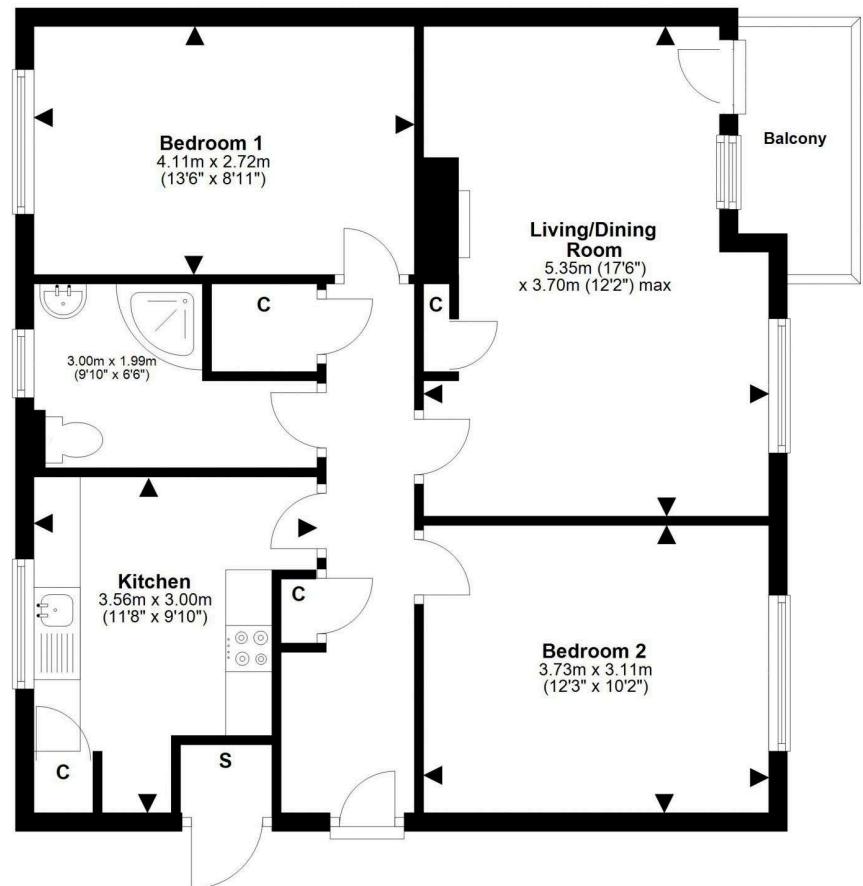
Included in the sale will be all light fittings, curtains, hob and oven, fridge, washing machine, living room mirror above fireplace, and electric fire.

PRICE & VIEWING: Please refer to our website, www.warnerslplp.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 promenades 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.