










Offers Over
£160,000

3/6 Essendean Place

Clermiston | Edinburgh | EH4 7HF

This attractive, light-filled second/top floor flat forms part of the popular residential area of Clermiston. The property shall undoubtedly appeal to the first time buyers, couples or investors seeking a fine home in an excellent location, conveniently positioned close to many local amenities and excellent transport links.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Private Rear Garden
-  EPC Rating – C
-  Council Tax Band - B



Description

The accommodation, presented to the market in move-in condition, briefly comprises a welcoming entrance hallway with useful storage, a light and airy reception/dining room featuring an electric fireplace, storage cupboard, and access to a private balcony, a stylish newly fitted modern kitchen with appliances, two well-proportioned double bedrooms, and a contemporary bathroom with an electric shower over the bath. Further benefits include gas central heating, double glazing and excellent storage facilities.



Extras

All fitted floor coverings, blinds and curtains in bedroom will be included in the sale together with the integrated appliances in the kitchen. Other items of furniture can be made available by separate negotiations.

Gardens & Parking

There is a well maintained private garden to the rear, mainly laid to lawn and two external storage cupboards just outside the property providing further storage space. For the car owner, ample unrestricted parking is available within the street and surrounding areas.

Viewing

By appointment through Neilsons (0131 625 2222).





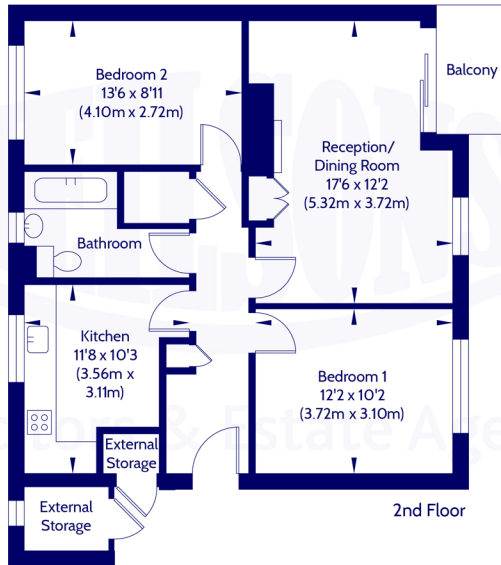
Location

Clermiston provides local convenience shopping within easy walking distance of this property with the Gyle Shopping Centre and Hermiston Gait only a short drive away providing a wide range of major retail outlets and services. Neighbouring Corstorphine offers a Tesco Extra and Lidl Supermarket along with a wide range of independent shops and services, cafes, restaurants & take-aways. Highly regarded schools catering for all age groups are easily accessible and a frequent public transport service operates close by offering swift access to the Edinburgh city centre and the surrounding areas. Leisure and recreational opportunities in the area abound and include the Drumbrae and David Lloyd Leisure Centres, Corstorphine Hill Nature Reserve, local golf courses, tennis club and the Drumbrae Library and Community Hub. The area is ideal for commuters as links to the City Bypass, M8/ M9, the Queensferry Crossing and Edinburgh International Airport are all close at hand.





Approx. Gross Internal Floor Area 66 Sq M / 714 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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