NEILSONS

Solicitors & Estate Agents

Fixed Price

£250,000

43 Clermiston Green

Clermiston | Edinburgh | EH4 7PA

Well presented throughout, this two bedroom semi-detached home offers bright and well proportioned accommodation ideal for a range of buyers. Further benefits include private gardens and a fully floored attic. Situated in the popular Clermiston area, the property is well placed for local amenities, nearby green spaces and convenient access to the city centre.

- 2 bedrooms
- 1 public room
- 1 bathroom
- Front, side & rear gardens
- Unrestricted on street parking
- EPC rating – C
- Council tax band - D

Description

The accommodation briefly comprises; a light and airy reception room with a gas fire and space for a dining table, a modern kitchen fitted with a range of sleek white wall and base units with co-ordinated worktops, a useful utility room with a deep storage cupboard and door to the garden, two double bedrooms, one of which benefits from generous built in wardrobes, and a fully tiled bathroom featuring a white suite, heated towel rail and a shower over the jacuzzi bath. Accessed via a Ramsay ladder, the fully floored attic with power offers excellent potential for conversion, subject to the necessary planning consents. The property further benefits from gas central heating and double glazing.

Extras

Included in the sale will be the gas hob and electric oven, fridge/freezer, washing machine, and garden sheds.

Gardens and parking

Mature gardens to the front and side create an attractive approach to the property, while to the rear there is a fully enclosed garden featuring a patio, lawn and seating area. The garden also has two sheds with power and light, along with hot and cold outdoor taps. Unrestricted on street parking is available outside and in the surrounding streets.

Viewing

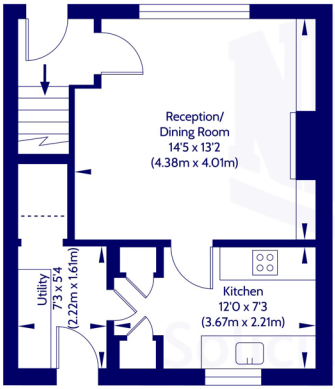
By appointment through Neilsons (0131 625 2222).

Location

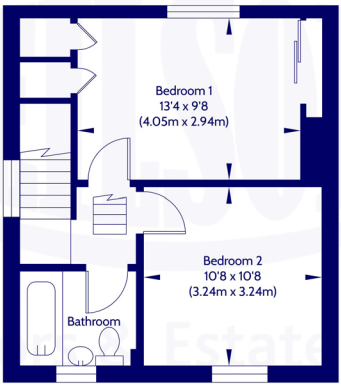
Clermiston provides local convenience shopping, and the Gyle Shopping Centre and Hermiston Gait are only a short drive away providing a range of retail outlets and services. Neighbouring Corstorphine offers a Tesco Extra and Lidl Supermarket along with a wide range of independent shops and services, cafes, restaurants & take-aways. 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 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 68 Sq M / 738 Sq Ft.

Ground Floor



1st Floor



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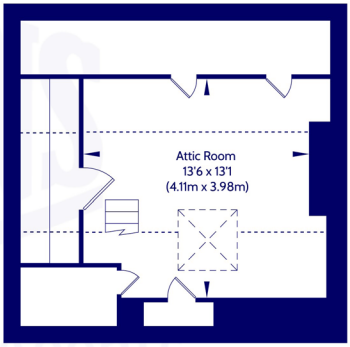

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general 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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mail@neilsons.co.uk 0131 625 2222 www.neilsons.co.uk

Head Office
138-142 St John's Road
Edinburgh
EH12 8AY

Property Department
162 St John's Road
Edinburgh
EH12 8AZ

City Centre
2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry
37 High Street
South Queensferry
EH30 9HN

Bonnyrigg
72 High Street
Bonnyrigg
EH19 2AE

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