RE/MAX PROPERTY



70 Clermiston Drive, Edinburgh, EH4 7PT.



Lorna MacDonald and REMAX Property are delighted to bring to the market this recently decorated and modernised two bedroom semi detached home, ideally situated on Clermiston Drive.
Well proportioned and spacious throughout, the property is presented in excellent walk in condition and would make an ideal purchase for a couple or family. The home has been thoughtfully updated with a newly installed kitchen and bathroom, fresh décor and new flooring throughout, offering a move in ready property with nothing left to do but unpack.

The popular residential area of Clemiston is located to the west of Edinburgh city centre. There are good local shopping facilities in nearby Corstorphine, including the Gyle Shopping Centre. Drum Brae Leisure Centre boasts a swimming pool, gym and sports centre in the area. Golf clubs can be found in nearby Barnton and Cramond, with a variety of close by green spaces to be enjoyed. Primary and secondary schooling are also provided. For the commuter, there is easy access to Edinburgh City Bypass and motorway networks, the city centra can be reached by regular bus, train and tram services, and Edinburgh International airport is close by.

Front Garden
The property enjoys an inviting approach, with a paved pathway and step leading to the front door. A generous lawn extends across the front and side of the property, creating a spacious and attractive garden area. Enclosed by established hedging, the garden also provides convenient access to the rear garden.
Entrance Hallway
The property is entered via a upvc front door with two small glazed panels, opening into a welcoming entrance hall finished with fresh white walls and carpeted flooring. A combination of open and enclosed storage provides useful space for shoes and everyday essentials. A ceiling light, radiator, smoke detector and power points complete the entrance hall.
Lounge Diner
3.509m x 2.968m (11'06" x 9'08")
This bright and well proportioned living room is finished with fresh white walls and carpeted flooring, creating a light and welcoming space. Windows to both the front and rear of the property flood the room with natural light, further complemented by a ceiling light.
An electric stove set on a cream stone hearth with a white wooden surround provides an attractive focal point, while a radiator, smoke detector and ample power points are also provided.
Kitchen
3.340m x 2.642m (10'11"x 8'08")
The contemporary kitchen features a good range of wall and floor mounted units with sleek white gloss frontages, complemented by grey laminate work surfaces and matching splashbacks. Fresh white walls and black tile effect vinyl flooring complete the modern finish.
Integrated appliances include an under counter oven, four ring gas hob and stainless steel extractor hood, all of which will be included in the sale. There is also space for an under counter washing machine and freestanding fridge freezer.
The stainless steel sink with drainer and mixer tap is positioned beneath the rear facing window, allowing plenty of natural light into the room, with additional illumination provided by a ceiling light. A built in shelved cupboard offers useful storage, while power points and a heat detector complete the kitchen.
Rear Vestibule
This useful area is finished with white painted walls and black tile effect vinyl flooring. A built in understairs cupboard provides valuable additional storage, while a upvc door offers convenient access to the side garden. A ceiling light finishes the area.

Stairs and Landing
The carpeted staircase and landing are finished with white walls, creating a bright and cohesive feel throughout. A side facing window allows natural light to flow into the space, while an integrated cupboard provides useful shelved storage.
A smoke detector, ceiling light, attic hatch and power points complete the landing.

Primary Bedroom
2.986m x 4.542m (9'09" x 14'10")
This generously proportioned double bedroom is bright and welcoming, finished with white papered walls and cosy carpeting. Two front facing windows allow an abundance of natural light into the room, complemented by a ceiling light for additional illumination. A radiator and power points are also provided.

Bedroom Two
2.403m x 2.746m (7'10" x 9'00")
The second well proportioned double bedroom is finished with white walls and carpeted flooring, creating a comfortable space. A rear facing window allows plenty of natural light into the room, complemented by a ceiling light.
A built in cupboard with useful shelving provides excellent storage, while a radiator and power points complete the room.

Bathroom
2.371m x 1.498m (7'09" x 4'10")
This modern bathroom features a three piece suite comprising a bath with electric shower over, a close coupled toilet and a pedestal sink. The room is finished with marble effect wet walls and stylish black tile effect vinyl flooring.
A rear facing window provides plenty of natural light, complemented by a ceiling light, while a radiator completes the space.

Garden
The property benefits from generous private gardens to both the rear and side, providing excellent outdoor space for relaxing, entertaining and enjoying the warmer months. The gardens are predominantly laid to lawn and are beautifully enclosed by mature trees and established hedging, creating a pleasant and private setting.

Additional Items
All fitted floor coverings and kitchen appliances mentioned, will be included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING
Arrange an appointment through REMAX Property on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS
All offers should be submitted to: REMAX Property, REMAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

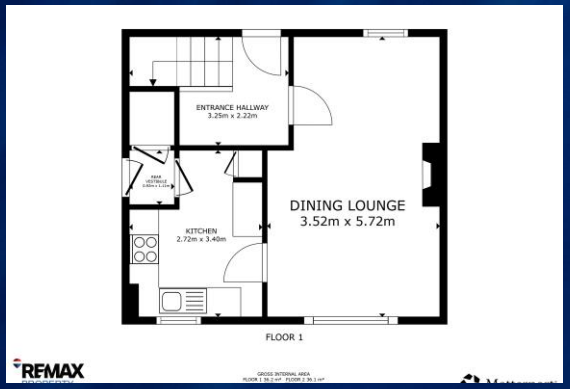






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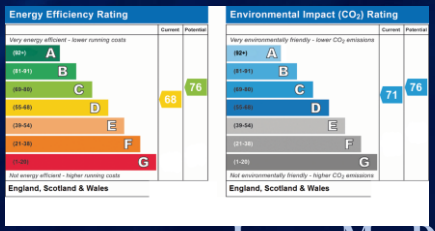


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