



Solicitors & Estate Agents










Offers Over

**£150,000**

## 52/6 Dochart Drive

Clermiston | Edinburgh | EH4 7LU

This well-proportioned two-bedroom top floor flat is set within the popular residential area of Clermiston, close to superb local amenities and excellent transport links. Offering bright accommodation, a private balcony, and generous storage throughout, the property presents a fantastic opportunity for first-time buyers or investors looking to add value and put their own stamp on a home.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Shared drying green
-  On-street parking
-  EPC Band - E
-  Council Tax Band – B



## Description

The accommodation is accessed via a welcoming entrance hallway with a large storage cupboard and meter cupboard. The lounge/diner is bright and airy with ample space for both lounge and dining, enjoying access to a private balcony furniture. The kitchen is well laid out and fitted with a good range of units and worktop space, partially tiled in splash areas and including a selection of white goods. There are two comfortable double bedrooms, with bedroom one benefitting from a dual aspect and bedroom two enjoying a quiet rear-facing position. Completing the accommodation is a practical partially-panelled wet room.

Further benefits include two large external landing cupboards, a private storage cupboard at the rear entrance, electric heating, double glazing, and a secure entry system.



## Gardens & Parking

To the rear of the building is a shared residents' drying green, and for the car owner there is unrestricted on-street free parking.

## Extras

Selected fixtures and fittings, including; integrated electric hob, oven, and extractor hood, freestanding washing machin, light fittings and fitted floor coverings.

## Viewing

By appointment through Neilsons 0131 625 2222.







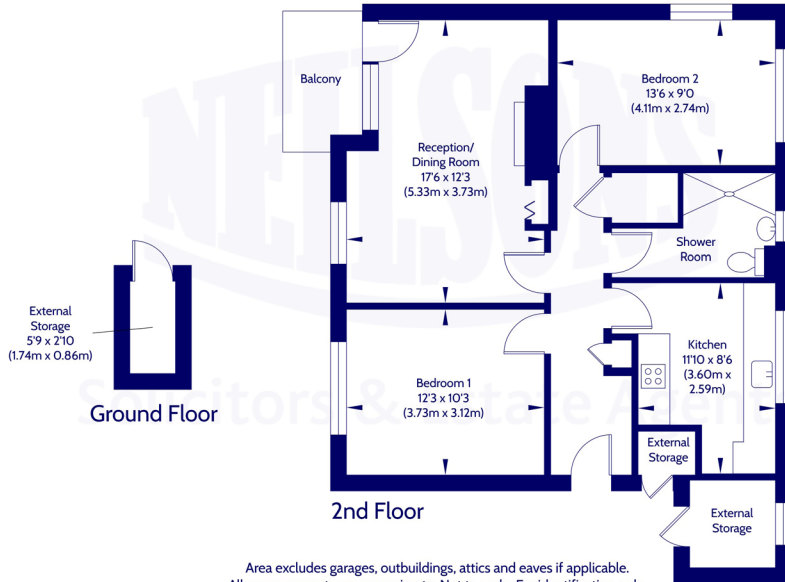
## Location

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. 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 67 Sq M / 722 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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