










Offers Over  
**£120,000**

## 1/5 Glenure Loan

Clermiston | Edinburgh | EH4 7LP

A well presented first floor flat, quietly positioned within the popular residential district of Clermiston, conveniently close to a wide range of local amenities, transport links and green spaces. Offering well proportioned accommodation, the property further benefits from a private garden and balcony and will appeal to a variety of purchasers including first time buyers and professionals alike.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Private garden & balcony
-  On street parking
-  EPC rating – C
-  Council tax band - B



## Description

The accommodation briefly comprises; entrance hallway with secure entryphone system, good size lounge/dining room, fitted kitchen with base units with co-ordinated worktops and a door to a private balcony, double bedroom with built in wardrobes, and a contemporary bathroom with a white suite, electric shower over the bath, and heated towel rail. The property further benefits from gas central heating, double glazing and excellent storage throughout.



## Extras

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

## Gardens & Parking

In addition to the balcony there is also a private garden to the rear, both of which offer a place to dine and relax in the warmer months. There is ample unrestricted on street parking.

## Viewing

By appointment through Neilsons (0131 625 2222).





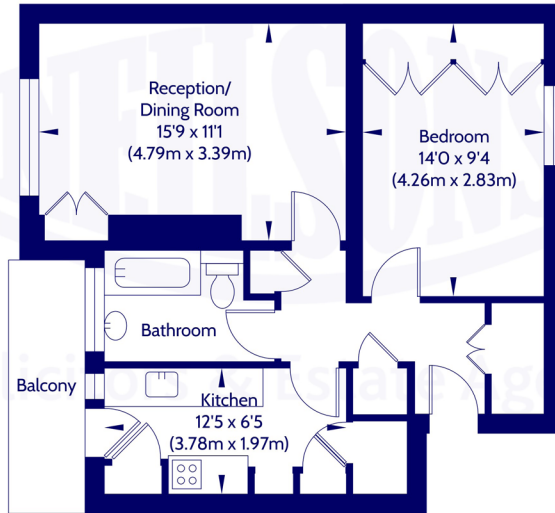
## Location

Clermiston provides local convenience shopping with the Gyle Shopping Centre and Hermiston Gait only a short drive away and offering a variety of major retail outlets and services. Neighbouring Corstorphine has a Tesco Extra and Lidl Supermarket along with a wide range of independent shops and services, cafes, restaurants & takeaways. Schools catering for all age groups are easily accessible and a frequent public transport service operates close by offering swift access to Edinburgh city centre and the surrounding areas. Leisure and recreational opportunities in the area include the Drumbrae and David Lloyd Leisure Centre's, 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 51 Sq M / 551 Sq Ft.

### 1st Floor



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](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

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### 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

