










Offers Over

£250,000

63 Clermiston Crescent

Clermiston | Edinburgh | EH4

This immaculate and beautifully presented end terraced villa with driveway and fantastic sized private gardens, is quietly situated within a popular district, close to excellent amenities, schooling and transport links. Providing lovely open views to the front, internal viewing is highly recommended to be fully appreciated.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Driveway
-  Private gardens
-  EPC Rating – D
-  Council Tax Band – D



Description

In brief the subject comprises; welcoming entrance hallway, light and airy reception room with feature fireplace, stunning fitted modern kitchen with integrated appliances and open plan to spacious dining area with door providing direct access to the rear garden, generously proportioned principal bedroom with fitted storage, second well proportioned double bedroom and contemporary fully tiled bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and triple glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated double oven, integrated hob, integrated fridge/freezer, integrated dishwasher and integrated washer/dryer.

Gardens and Driveway

A real feature of this property is the fantastic sized, fully enclosed private garden to the rear which is mainly laid out lawn with an area of decking. A spacious summerhouse can also be found to the rear, the ideal space for outside dining/relaxing! Further sections of private garden can be found to the front and side and a driveway provides off-street parking.

Viewing

Please contact Neilsons on 0131 625 2222.





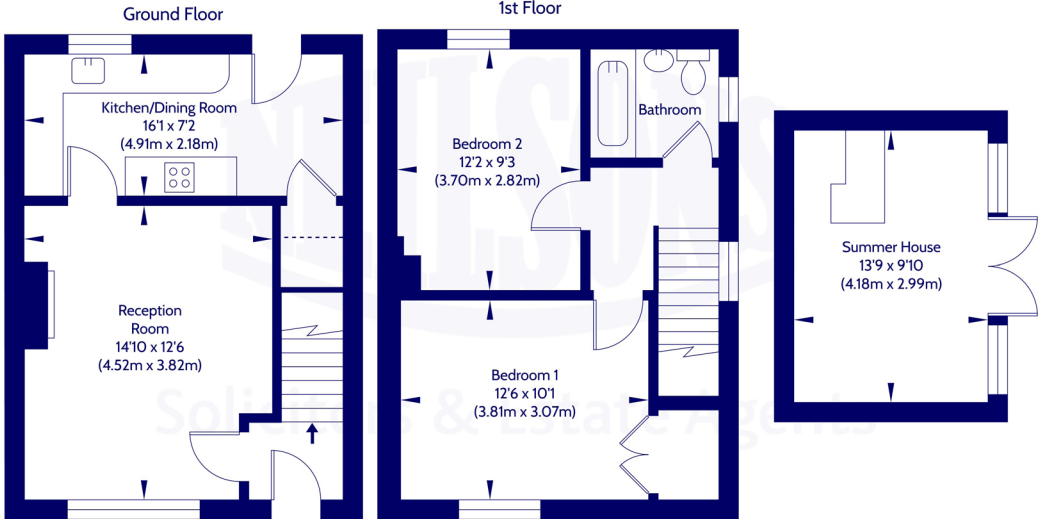
Location

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 / 720 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.



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