



6 Morven Street
CLERMISTON | EDINBURGH | EH4 7LQ


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Simply stunning three-bedroom terraced home boasting front and rear gardens, and a south facing-roof terrace, situated in the popular Clermiston district of Edinburgh, west of the city centre.

This outstanding home offers well-planned and flexible accommodation over two levels and will offer immense appeal to those looking for a family home. The ground floor comprises a spacious living room, separate dining room, contemporary kitchen, shower room with WC, and the large, principal bedroom which boasts plenty of integral wardrobe storage.

Moving upstairs, the two bedrooms are both well-sized doubles, with both rooms having the potential to be alternatively employed as an ideal home office, study or gym, giving the property a high degree of flexibility. Access to the private south-facing roof terrace is provided via the landing at the top of the stairs, and a second shower room with WC completes the internal accommodation.

Early viewing is essential to appreciate everything that this fantastic home has to offer.

The accommodation comprises:

- Three-bedroom terraced home
- Popular location
- Living room
- Dining room
- Kitchen
- Three double bedrooms
- Two shower rooms, both with WC
- South facing roof terrace
- Double glazing
- Gas central heating
- Front garden
- South facing-rear garden

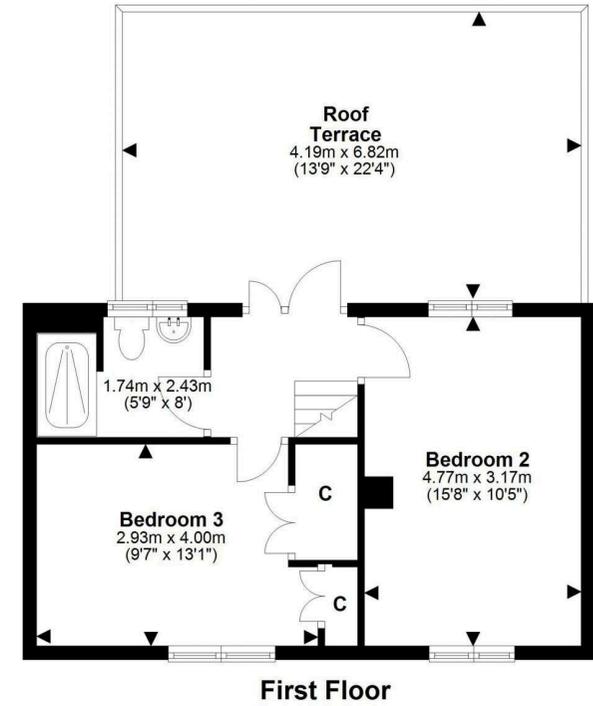
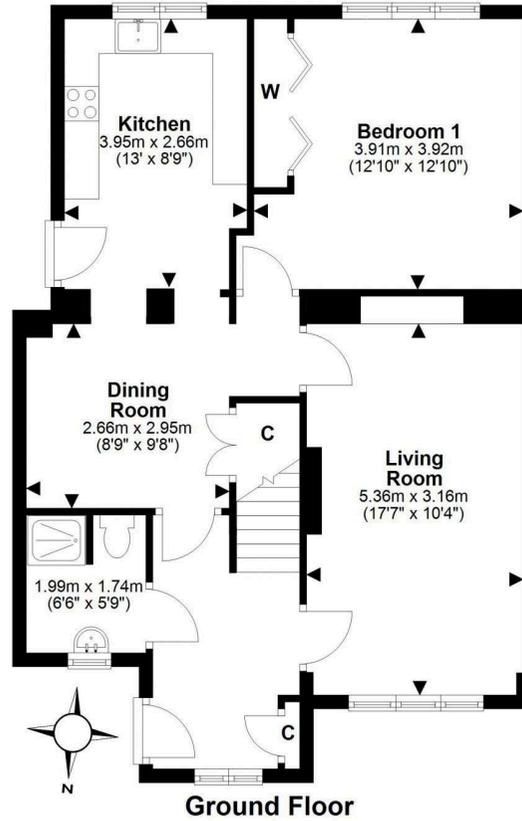
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances will be included in the sale of the property , along with all blinds. EPC: D. CT: D.

The popular residential area of Clermiston is located three miles west of Edinburgh City Centre. Good local shopping amenities can be found in the nearby locale of Corstorphine, including the impressive Gyle Shopping Centre, which hosts a Morrisons supermarket. Local shopping is also available at a large Tesco Extra on Meadow Place Road. For sport and recreation, residents have the fantastic Drum Brae Leisure Centre, which boasts a swimming pool, a gym and fitness studios, practically on their doorstep. Murrayfield Stadium and Murrayfield Ice Rink are both a short drive away. There is also a choice of prestigious golf clubs in nearby Barnton. Cramond, just north of Clermiston, promises relaxing strolls along the beach and promenade towards Granton, or scenic walks along the River Almond. Locally, Corstorphine Hill offers pleasant woodland walks, whilst Edinburgh Zoo provides an informative day out filled with wild animals. The property falls within the catchment area for Clermiston Primary School, which feeds to the well-regarded Royal High School. Clermiston is an ideal location for those working at The Gyle or Gogar, and is also well-served by public transport into the city centre. Commuters enjoy excellent links to Edinburgh City Bypass and the motorway network, as well as frequent train and tram services from Edinburgh Gateway. Edinburgh International Airport is also just a short distance away.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.