



Offers over £170,000

54/3 Dochart Drive, Edinburgh, EH4 7LU



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2



1



Bright and Spacious 2 Bedroom Flat First Floor Flat With private rear garden and balcony

Beautifully presented throughout, newly decorated in neutral tones and with newly fitted carpets, this two-bedroom first floor flat is in the popular Clermiston area of Edinburgh, greatly benefiting from ample living and entertaining space with private rear garden and balcony.

First Floor Flat in Purpose-Built Development; Entrance Hall with Storage Cupboard; Spacious Sitting/Dining Room with Balcony; Modern Fitted Kitchen with Appliances; Two Double Bedrooms - one with Mirror Fitted Wardrobe; Large Bathroom with White Suite and Shower Over Bath; Two Private Store Cupboards in Communal Hall; Entryphone System; Gas Central Heating; Double Glazing Throughout; Private Rear Garden.

ACCOMMODATION (WIDEST POINTS)

Living Room	17'5" x 12'2" (5.31 x 3.71)
Kitchen	11'8" x 10'0" (3.58 x 3.07)
Bedroom 1	13'5" x 8'11" (4.09 x 2.72)
Bedroom 2	12'2" x 10'2" (3.73 x 3.10)
Store	5'2" x 3'10" (1.60 x 1.19)

LOCATION

Dochart Drive is a quiet, residential street set just off bustling Drum Brae Drive Road, in the popular Clermiston area of Edinburgh. The location is ideal for everyday convenience, with nearby Queensferry Road and St John's Road offering a wide range of local shops, cafés, and supermarkets. Larger retail options are also within easy reach at the Gyle Shopping Centre and Drumbrae Roundabout. The area is well served for leisure and outdoor activities, with Drum Brae Park and Leisure Centre to the north, Clermiston Park close by, and the beautiful Corstorphine Hill Nature Reserve just along the road. Excellent transport links include South Gyle train station, the Gyle tram stop, and regular bus routes into the City Centre. For drivers, Queensferry Road (A90) offers direct access to the City Bypass, motorway network, and Edinburgh International Airport.

EXTRAS

White Goods included in the Sale

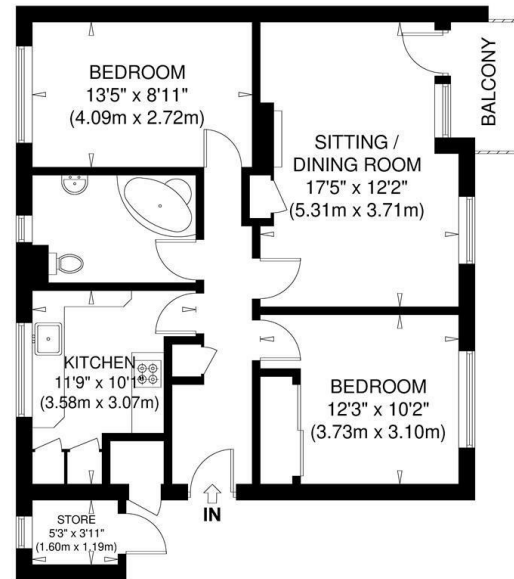
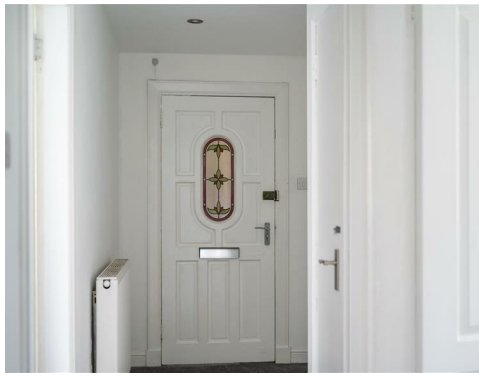
EPC RATING

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VIEWING

By appointment only please Telephone: 0131 554 6244





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 69.7 SQ M / 750 SQ FT

DOCHART DRIVE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 69.7 SQ M / 750 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.