



Solicitors & Estate Agents



Offers Over

£160,000

3/7 Alan Breck Gardens

Clermiston | Edinburgh | EH4 7JF

Bright and well-proportioned two bedroom second floor flat, quietly positioned within the popular area of Clermiston. The interior is in good order throughout and a particular benefit is the south-west facing balcony accessed off the sitting/dining room. Nearby are excellent amenities and transport links.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Balcony & shared rear garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band – B



Description

Located in the popular area of Clermiston, this delightful second floor flat lies within easy reach of local amenities and transport links. The interior of the property is bright and tastefully presented throughout and comprises - welcoming hallway with two useful storage cupboards, bright and spacious reception/dining room with the south-west facing balcony off, stylish fitted kitchen, double bedroom one, double bedroom two with built-in wardrobe; and contemporary bathroom. There is also a secure storage cupboard located at ground level. Further benefits include a secure door entry system, gas central heating and double glazing throughout.



Gardens & Parking

In addition to the private balcony there is a shared area of garden to the rear and unrestricted on-street parking.

Extras

All fitted floor coverings, curtains, light fittings, hob, oven, extractor hood, dishwasher and washing machine are included in the sale price.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

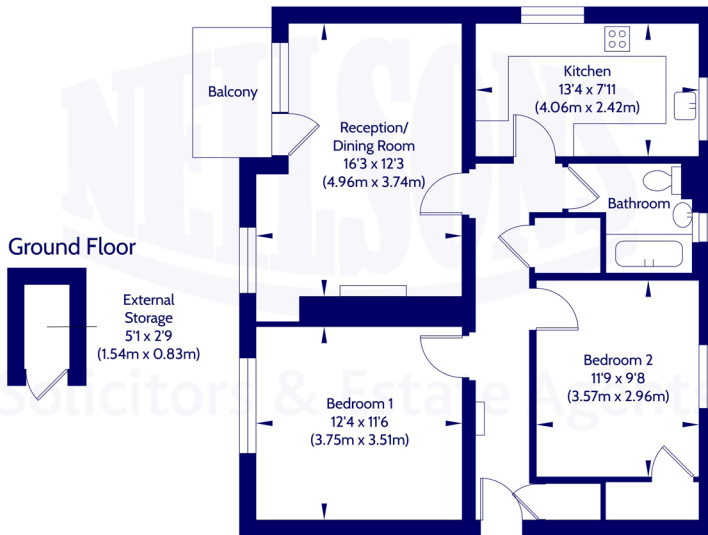
Clermiston provides local convenience shopping within easy walking distance of this property with the Gyle Shopping Centre and Hermiston Gait only a short drive away providing a wide range of major retail outlets and services. Neighbouring Corstorphine offers a Tesco Extra and Lidl Supermarket along with a wide range of independent shops and services, cafes, restaurants & take-aways. Highly regarded 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 71 Sq M / 762 Sq Ft.

2nd 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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