










Offers Over  
**£300,000**

## 26 Parkgrove Gardens

Clermiston | Edinburgh | EH4 7QL

A beautifully refurbished main door lower villa, quietly tucked away within the sought after residential area of Clermiston, ideally placed for an excellent range of local amenities, transport links and nearby green spaces.

Presented in true walk in condition, the property further boasts private gardens, offering an appealing home for a wide range of purchasers including first time buyers, professionals and those looking to downsize.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Front and rear gardens
-  On street parking
-  EPC rating – D
-  Council tax band – D



## Description

The accommodation briefly comprises; entrance vestibule and hallway with storage, bright and airy bay windowed lounge/dining room, stylish kitchen with a range of wall and base units with co-ordinated worktops, tiled splashbacks and a door to the rear garden, two double bedrooms, and a contemporary shower room with a white suite, overhead rainfall shower and heated towel rail. The property further benefits from gas central heating and double glazing.

*This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*



## Extras

Included in the sale will be the induction hob and electric oven, and integrated fridge/freezer, washing machine and dishwasher, all of which are brand new.

## Gardens & Parking

The property enjoys well maintained private gardens to both the front and rear. The front garden is laid to lawn, creating an attractive approach, while the rear garden offers a generous lawn and a patio area, providing a pleasant outdoor space. Unrestricted on street parking is available, ensuring convenience for residents and visitors alike.

## Viewing

By appointment through Neilsons (0131 625 2222).





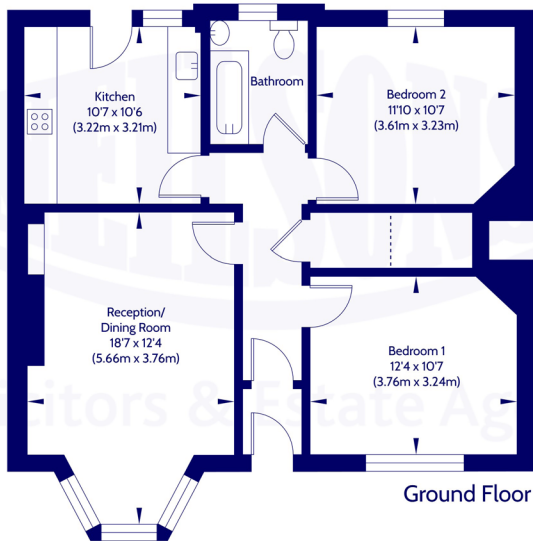
## Location

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 69 Sq M /743 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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