



Solicitors & Estate Agents



Offers Over

£165,000

21 Parkgrove Street

Clermiston | Edinburgh | EH4 7NT

This appealing main door flat is located within the ever-popular Clermiston district. Ideally positioned for ease of access to a wide range of everyday amenities and convenient transport links to the city centre and surrounding areas.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Shared rear garden
-  On street parking
-  EPC Rating – C
-  Council Tax Band - B



Description

Located in the popular and convenient residential area of Clermiston, this delightful main door flat benefits from bright and well proportioned accommodation throughout. The interior is tastefully presented throughout and comprises – sitting/dining room with archway to the fitted kitchen, double bedroom 1 with a door to the rear garden, bedroom 2 and a bathroom with separate bath and shower cubicle. The property is heated by gas central heating and there is double glazing.



Extras

Included in the sale are all fitted floor coverings, blinds, curtains, light fittings, hob, oven, extractor hood, fridge, dishwasher and washing machine.

Gardens & Parking

To the rear of the property is an area of shared ground accessed from bedroom 1 and shared gate with the neighboring property. There is ample unrestricted on street parking.

Viewing

By appointment through Neilsons (0131 625 2222).





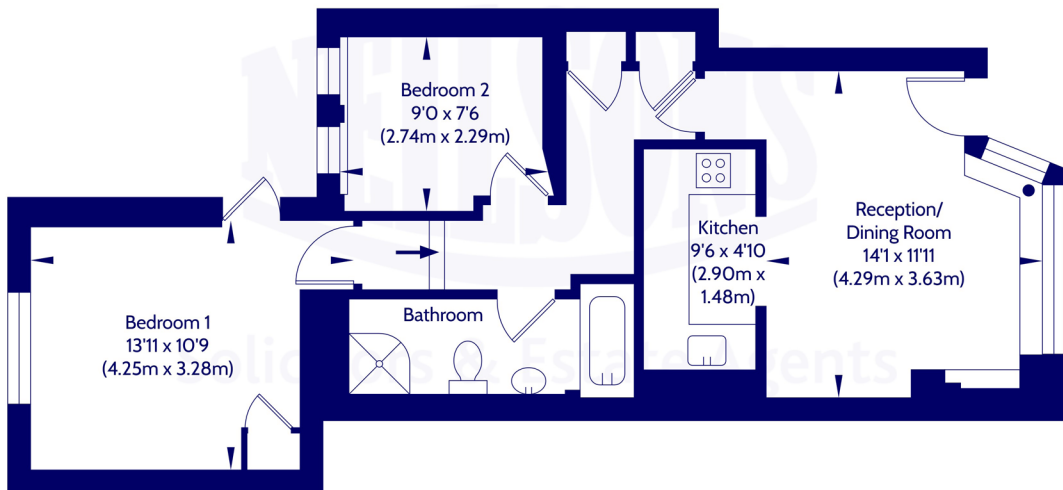
Location

Parkgrove Street is located in the established and popular district of Clermiston to the northwest of Edinburgh City Centre. A wide choice of local shops are available within easy walking distance to provide for day to day needs with further shopping available in neighbouring Corstorphine. Excellent local bus services connect quickly to the city centre and surrounding areas and by car, the city bypass, Edinburgh International Airport and the central motorway network are all within easy reach. Well-regarded schooling is available from nursery to secondary level and a good choice of recreational facilities are close at hand including Drum Brae Leisure Centre and swimming pool and the beautiful Corstorphine Hill nature reserve.



Approx. Gross Internal Floor Area 53 Sq M / 567 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

