

COULTERS[©]

21/6 CLOVENSTONE GARDENS

CLOVENSTONE, EDINBURGH, EH14 3EX

 2 BED  1 BATH  PUBLIC



TAKE A LOOK INSIDE

Bright, well presented and freshly decorated, this appealing second floor flat forms part of an established development in the popular Clovenstone area of Edinburgh. Previously a successful investment property, it is now ready for its next chapter of ownership, offering an excellent opportunity for first-time buyers, investors or those seeking a well-connected home.

The property enjoys an open outlook across to the central playpark and benefits from unrestricted parking and excellent transport links, with the City Bypass and regular bus services close at hand.

The accommodation is bright, well proportioned and has been thoughtfully maintained, with practical laminate flooring fitted throughout much of the home. The welcoming sitting room is flooded with natural light and features French doors opening onto a private balcony, creating an attractive space to relax while enjoying the view.

KEY FEATURES



Bright, well presented second floor flat with balcony.



Open outlook across to the central playpark.



Located in popular Clovenstone.



EPC Rating - C



Two double bedrooms, plus boxroom.



Unrestricted parking.



Close to the city bypass and regular bus services.



Council Tax Band - A



The adjoining kitchen is well equipped with a good range of wall and base mounted cabinetry together with a gas hob, electric oven, washing machine, microwave and freestanding fridge/freezer. There are two comfortable double bedrooms, both enjoying pleasant views to the front of the building. The principal bedroom benefits from built-in wardrobes, while the second double bedroom offers flexible space for guests, family or home working. A generous boxroom provides useful additional storage or study space, complemented by two further storage cupboards. Completing the accommodation is a spacious shower room fitted with a corner electric shower, WC and wash hand basin.

Heating and hot water are provided by gas central heating and there is double glazing. Unrestricted parking is available outside.



THE LOCAL AREA

Clovenstone is a well-established residential area to the west of Edinburgh, offering excellent connectivity and a wide range of everyday amenities. The nearby Gyle Shopping Centre, Hermiston Gait Retail Park and Westside Plaza provide an excellent selection of supermarkets, shops, restaurants and leisure facilities, while further recreational opportunities can be found at the nearby Pentland Hills Regional Park.

The area is particularly well placed for commuters, with swift access to the City Bypass, M8, M9 and Edinburgh Airport. Regular bus services provide convenient links to the city centre and surrounding areas, while nearby tram stops at Bankhead and Edinburgh Park offer an alternative route into the city and to the airport. Local schooling is available at both primary and secondary levels, making the area a practical choice for a range of buyers.

EXTRAS

All fitted flooring, light fittings and kitchen appliances are included in the sale. Some items of furniture may also be included by separate agreement.

HOME REPORT VALUATION: £150,000



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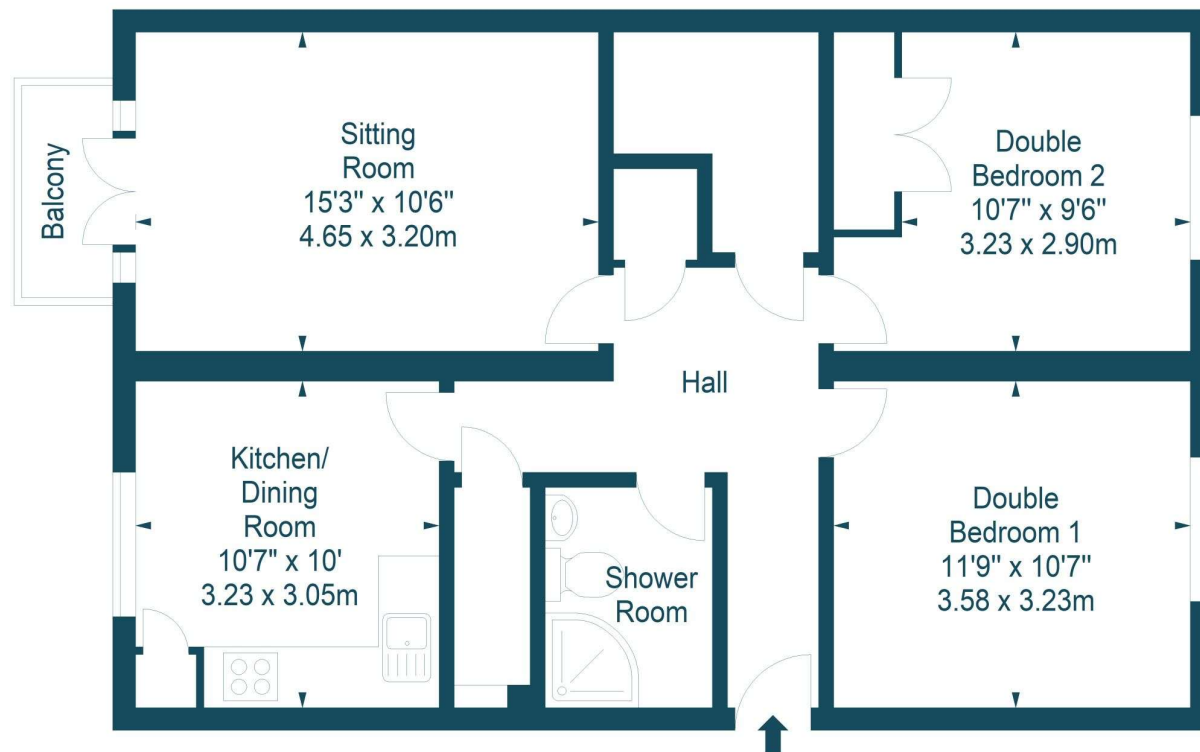
SquareFoot

Approx. Gross Internal Area

773 Sq Ft - 71.81 Sq M

For identification only. Not to scale.

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Second Floor

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.