



Offers Over
£160,000

58/2 Dochart Drive

Clermiston | Edinburgh | EH4 7LU

This well-presented and generously proportioned ground floor flat enjoys private gardens to both the front and rear, along with the added benefit of a gated private driveway. Situated within the popular residential district of Clermiston, the property is conveniently placed for a wide range of local amenities and offers excellent transport links, making it ideal for commuting.

- 2 Bedrooms
- 1 Public Room
- 1 Bathroom
- Driveway
- Front and Rear Gardens
- EPC Rating – C
- Council Tax Band - B



Description

The flat has been meticulously maintained by the current owner and is entered via a light and welcoming hallway featuring laminate flooring and useful storage. This leads through to a spacious reception room finished in modern, neutral décor, offering ample space for both lounge and dining furniture. Glazed sliding doors provide direct access to the enclosed rear garden, creating a seamless connection between indoor and outdoor living. The stylish kitchen is fitted with white wall and base units, complemented by contrasting worktops and contemporary fixtures and fittings. Integrated appliances include a gas hob, oven, fridge freezer and dishwasher. The principal double bedroom is quietly positioned to the rear and features neutral décor and carpeting, while the second well-proportioned double bedroom enjoys a front aspect and is currently utilised as a home office, complete with built-in wardrobes and a cleverly designed workstation. A modern bathroom completes the accommodation.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

Externally, the property benefits from off-street parking via a gated private driveway, along with a front lawn bordered by hedgerow. The fully enclosed rear garden is accessed directly from the reception room and features a two-level decked area alongside artificial turf, offering an attractive and low-maintenance outdoor space.

Viewing

Please contact Neilsons on 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. 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 66 Sq M / 713 Sq Ft.

Ground 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.



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