GILSONGRAY
LAW • PROPERTY • FINANCE

62 PARKGROVE CRESCENT

Clermiston, Edinburgh, EH4 7RP

1 Public Room | 2 Bedrooms | 1 Bathroom

Gilson Gray Edinburgh | 29 Rutland Square, EH1 2BW | 0131 516 5366

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Benefiting from private parking and a generous enclosed garden, this traditional upper villa is a spacious, tastefully presented home. The bright interiors feature two double bedrooms with storage, a stylish bathroom complete with a shower-over-bath, and a south-facing reception room with a focal fireplace, storage, and an optional open connection to a modern kitchen. The villa's peaceful residential setting, close to Clermiston Park and within walking distance of local schools, is served by excellent transport links, ensuring swift access to the city centre, the bypass and motorway network, Edinburgh International Airport, and the Queensferry Crossing.

C
EPC RATING

C
COUNCIL TAX BAND

VIEWING
By appointment only with Gilson Gray on
0131 516 5366

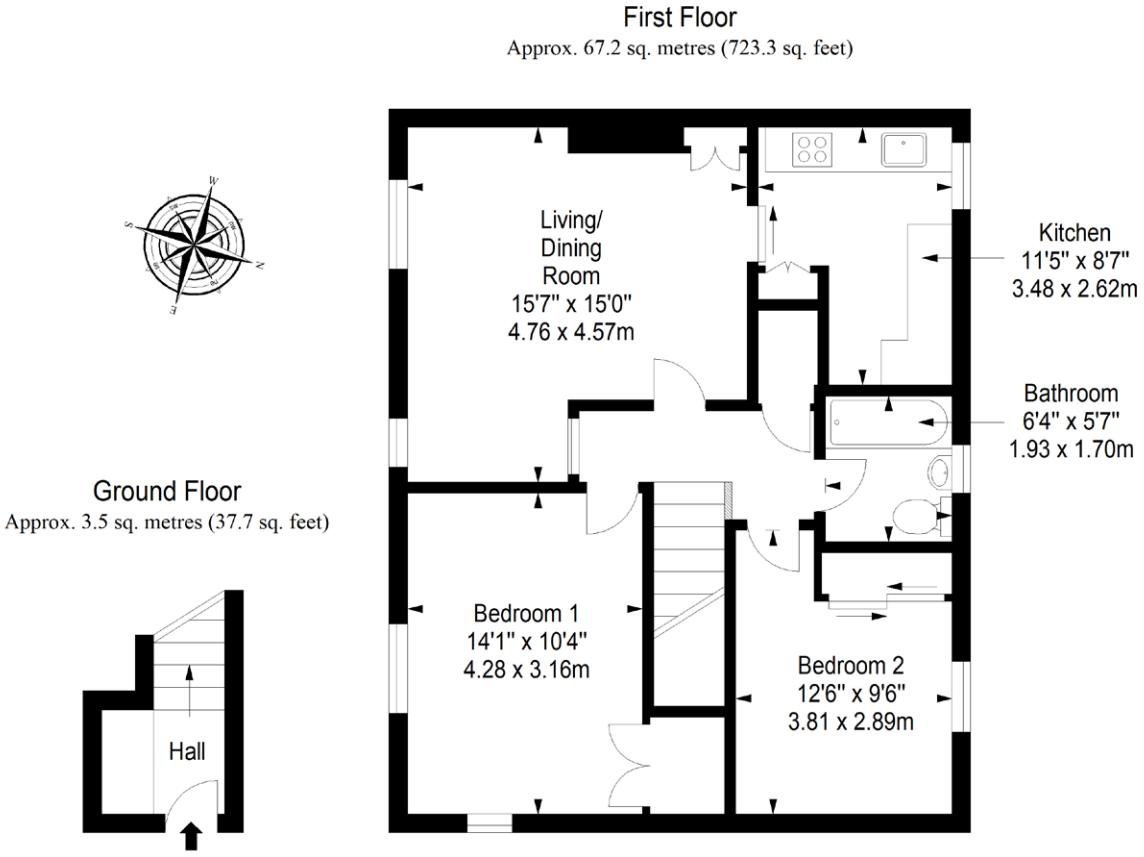
Features

- Spacious traditional upper villa in well-connected Clermiston
- Bright, tastefully presented interiors
- Ground-floor entrance and upper hall with storage
- South-facing living/dining room with storage and focal fireplace
- Modern kitchen with reception room access
- Two double bedrooms with storage
- Stylish bathroom with shower-over-bath
- Generous enclosed garden, neatly laid to lawn
- Driveway for convenient private parking

Extras: All fitted floor coverings, window coverings, light fittings and all white goods are included.

CLERMISTON, EDINBURGH

Situated west of the city centre and just north of sought-after Corstorphine, Clermiston is a popular choice among families and young professionals owing to its excellent local services and amenities, well-regarded catchment schools and convenient transport links. The leafy residential area has no shortage of public parks and green spaces, such as Hillwood Park and Corstorphine Hill, as well as Drum Brae Park, which is home to Drum Brae Leisure Centre. Packed with indoor sport and fitness facilities, including a 25-metre swimming pool, a state-of-the-art gym, a fitness studio and a sports hall, the leisure centre also commands stunning views across the Firth of Forth. Golf enthusiasts are equally spoiled for choice, with a number of prestigious golf courses nearby. Residents of Clermiston enjoy ideal local services and amenities right on their doorstep, as well as extensive retail facilities at nearby Corstorphine Retail Park and Craigleith Retail Park, including a selection of major supermarkets and large high-street outlets. The area enjoys good primary and secondary state schools, whilst some of the capital's best private school choices are within easy driving distance. Clermiston offers swift and easy access to Edinburgh Airport, Queensferry Crossing and the M8/M9 motorway network, as well as fantastic public transport links travelling across the city, day and night.



Total area: approx. 70.7 sq. metres (761.0 sq. feet)

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