NEILSONS

Solicitors & Estate Agents

Offers Over

£170,000

28/5 Hoseason Gardens

Clermiston | Edinburgh | EH4 7HE

This impressive and generously proportioned second floor flat enjoys a quiet setting within the sought-after Clermiston area, offering convenient access to excellent local amenities and transport links. The property will particularly attract first-time buyers, professionals, or investors.

- 2 Bedrooms
- 1 Public Room
- 1 Bathroom
- On-Street Parking
- Private Garden
- EPC Rating – B
- Council Tax Band - B

Description

Beautifully upgraded to an exceptional standard by the current owner, this impressive property offers stylish, move-in-ready accommodation throughout. The welcoming entrance hall features excellent built-in storage, leading to a bright and spacious reception/dining room with direct access to a private balcony. The contemporary fitted kitchen is beautifully appointed with a range of sleek base and wall-mounted units, providing both style and practicality. The property further comprises two generously proportioned double bedrooms, each benefiting from fitted wardrobes, and a modern shower room finished to a high specification.

Additional features include gas central heating with a new boiler installed in 2025, double glazing throughout, and excellent storage, making this a superb home for a wide range of buyers.

Extras

All fitted floor coverings will be included in the sale together with the hob, oven, dishwasher, fridge/freezer, washing machine and tumble dryer.

Gardens & Parking

Externally, the property benefits from a private section of garden situated to the side of the building, together with a large external storage cupboard to the rear. For those with a car, there is ample unrestricted on-street parking available to the front of the property and within the surrounding area.

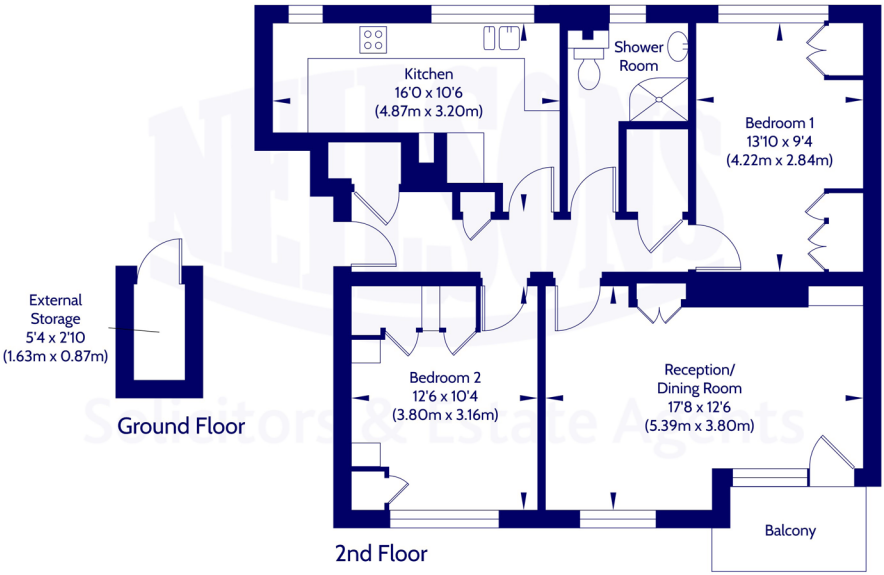
Viewing

By appointment through Neilsons (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 73 Sq M / 780 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.

NEILSONS

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

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