NEILSONS

Solicitors & Estate Agents

Fixed Price

£265,000

35 Parkgrove Terrace

Clermiston | Edinburgh | EH4 7NN

This main door lower villa presents a rare opportunity to acquire a notably spacious and versatile home within the ever-popular Clermiston district. Ideally positioned for ease of access to a wide range of everyday amenities, the property is well suited to families, investors and professionals alike, with convenient transport links providing straightforward access to the city centre and surrounding areas.

- 4 Bedrooms
- 2 Public Rooms
- 1 Bathroom
- Driveway
- Front and Rear Gardens
- EPC Rating – C
- Council Tax Band - D

Description

Internally, the property offers exceptionally spacious and highly adaptable accommodation, thoughtfully arranged to provide an excellent balance between comfortable day-to-day living and flexible private space. The welcoming entrance hall creates an immediate sense of space and leads seamlessly through to the main accommodation. The lounge is a particularly impressive room and forms the focal point of the home, offering generous proportions ideally suited to both relaxing and entertaining. Positioned directly off the lounge, the conservatory provides a valuable extension of the living space and enjoys pleasant views over the rear garden. This versatile area offers an ideal setting for dining, relaxing, or enjoying the garden outlook throughout the seasons. The kitchen is located to the front of the property and has been designed with practicality in mind, featuring a well-considered layout with ample worktop space, storage, and a full range of appliances to support modern family living. The property further benefits from four well-proportioned bedrooms, each offering excellent flexibility to accommodate a variety of requirements, including family bedrooms, guest accommodation, home working, or additional hobby and study space. The shower room is conveniently positioned and fitted to serve the accommodation efficiently, completing the internal layout of this substantial and versatile home.

Additional features such as gas central heating, double glazing, and excellent storage solutions throughout contribute to a comfortable and functional living environment.

Extras

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

Gardens & Parking

Externally, the property is set within private grounds, with gardens to both the front and rear. The rear garden benefits from a favourable southerly aspect, allowing for excellent natural light throughout the day, while the front garden provides valuable off-street parking.

Viewing

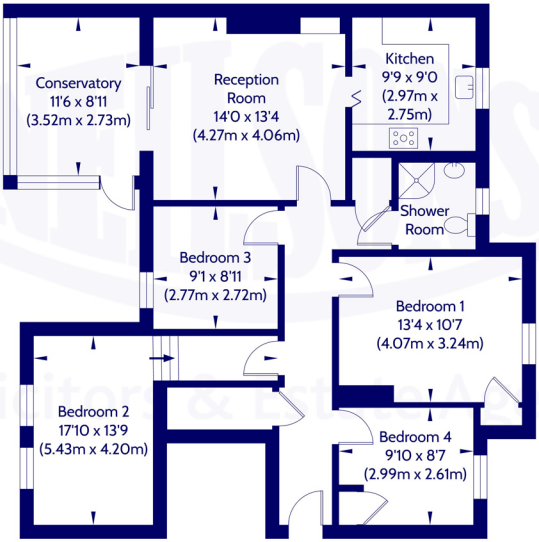
By appointment through Neilsons (0131 625 2222).

Location

Parkgrove Terrace 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 100 Sq M / 1074 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.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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

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