



CLANCYS

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46 Alan Breck Gardens,

Edinburgh, EH4 7HX



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EPC

D



FREEHOLD

Description

An excellent opportunity has arisen to acquire this fantastic three-bedroom mid-terraced house situated on a quiet street within the popular district of Clermiston. With a driveway for secure off-street parking as well as a substantial private rear garden, this property makes for an ideal home for growing families, professionals and first-time purchasers. Internally, while it may require some modernisation, the property is in a good condition. The accommodation comprises an entrance hall, living room, family room, fitted kitchen and utility room. A carpeted staircase leads to the upper landing which gives access to the three double bedrooms and shower room. The property further benefits from gas central heating, double glazing, private gardens to the side and rear. There is on street parking available to the front of the property. This property will appeal to a variety of buyers and viewing is highly recommended.

Location

The property is situated within the sought after Clermiston area of Edinburgh, lying to the west of the City Centre. The area is well served with local shops & amenities with further shops and a Tesco Extra superstore available in neighbouring Corstorphine. The Gyle Shopping Centre is a short drive away and offers a variety of high street shops. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses which are all within easy reach together with Drum Brae and David Lloyd Leisure Centres, along with Drumbrae Library Hub. Fantastic schooling at both primary and senior level is only a short distance away. The location is ideal for access to The City of Edinburgh Bypass linking the east and west, Scotland's motorway network (M8, M9, M90 and Queensferry crossing) and Edinburgh International Airport.

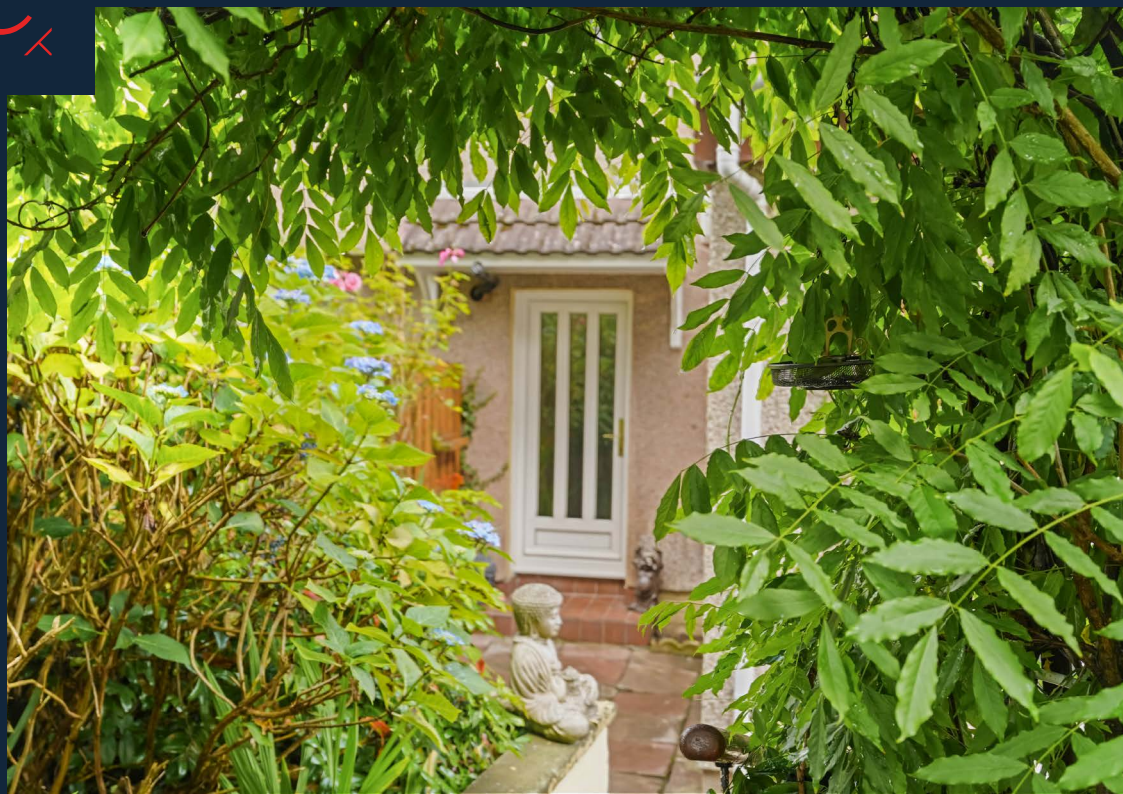
Extras

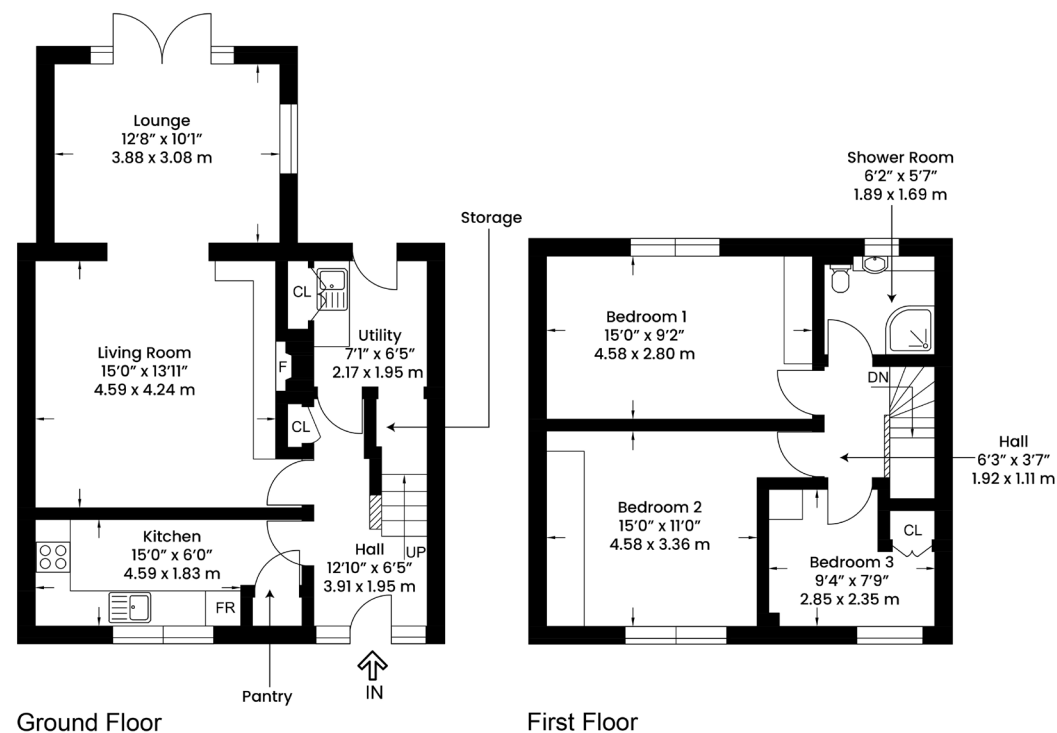
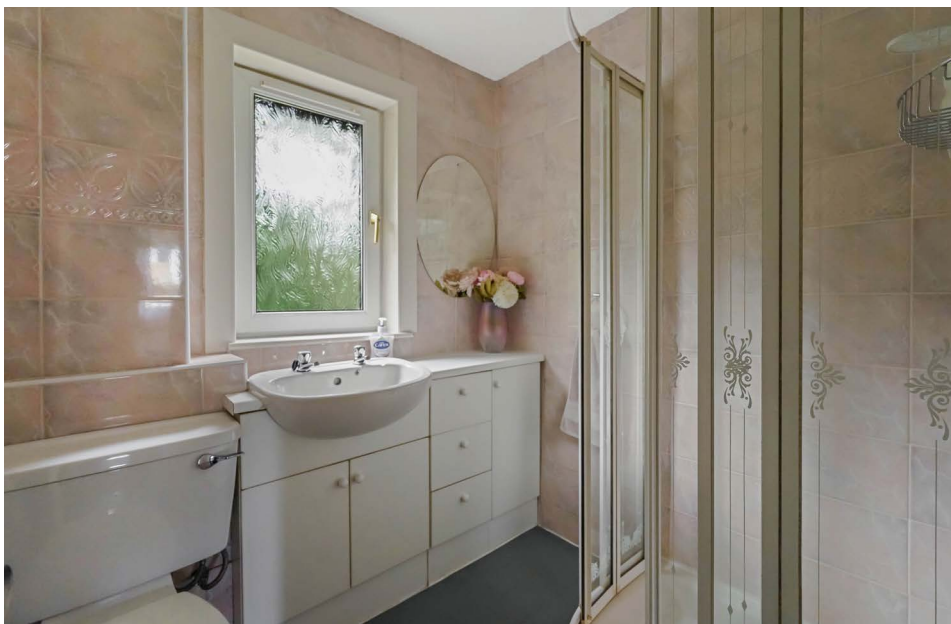
All fitted floor coverings. It should be noted that no warranties or guarantees will be given for the system and that the property is being sold as seen.

Features

- Entrance hall
- Lounge
- Family room
- Kitchen
- Utility room
- 3 Bedrooms
- 1 Shower room
- Gas central heating
- Double glazing
- Private gardens to the front and rear
- Driveway
- On-street parking
- EPC rating - D
- Council Tax Band - D
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2026



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DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.