





STURROCK ARMSTRONG & THOMSON  
SOLICITORS & ESTATE AGENTS



41 Claremont Road  
Edinburgh, EH6 7NN

Well-positioned, three bedroom house  
Private front and rear garden with parking & Garage  
Close proximity to a host of excellent amenities, parks and much more  
Period features throughout  
EPC: Band D  
Council tax band: G

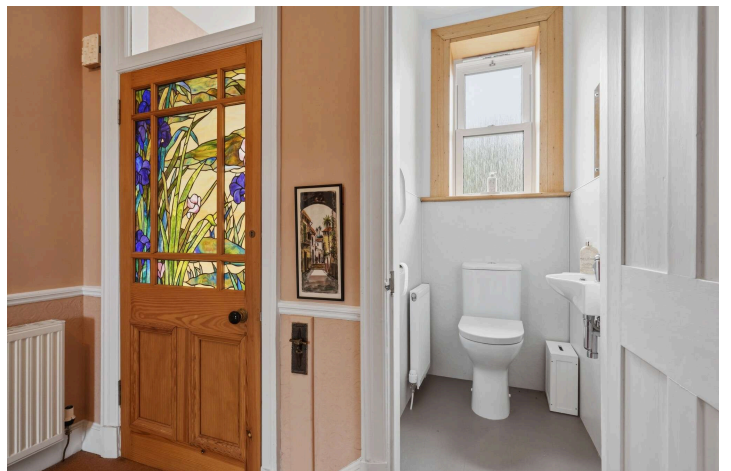
41 Claremont Road is an elegant Victorian semi-detached residence set over two floors. Situated in a highly desirable area close to Leith Links, just a short walk from excellent local amenities and parks, this highly desirable home offers an exciting opportunity for modernisation while retaining many fine original features. These include a traditional staircase, a paned glass porch, and period fireplaces — all of which greatly enhance the character and charm of the property.

Internally, the ground floor accommodation begins with a light-filled main reception room to the front, where large bay windows flood the space with natural light. A feature fireplace provides an attractive focal point, the attractive hallway then leads through to the dining room with sliding patio doors opening to the rear garden, creating an excellent area for entertaining. Towards the back of the property, the hallway leads into the well-equipped kitchen, with further access to the rear garden. A WC, garage and store room completes the downstairs layout. Upstairs, there are three bedrooms, with the principal bedroom positioned to the front. The first two bedrooms are generous doubles offering excellent accommodation, while the third, smaller room would serve well as a single bedroom, nursery, or home office. The bedrooms are served by a spacious family bathroom fitted with a four-piece suite including a walk-in shower.

Externally, the property boasts generously sized front and rear gardens. An abundance of mature shrubs and plants provide year-round colour and interest, creating a peaceful and private outdoor setting. To the front a block paved driveway which also provides access to a very deep garage with space for storage and a vehicle.

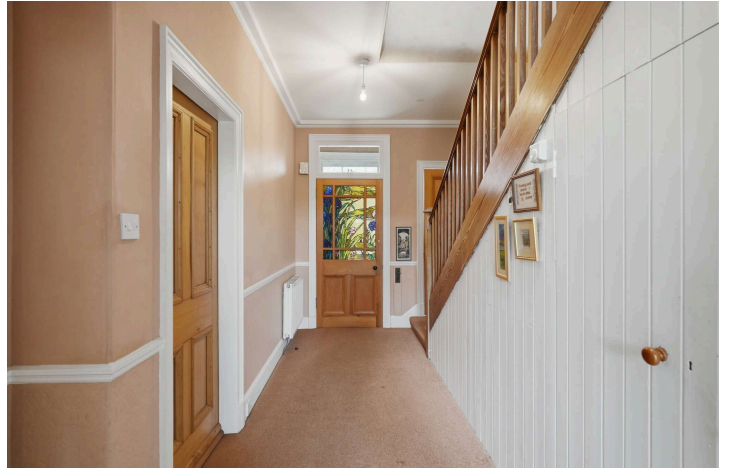
#### **Location:**

The residential area of Leith Links is well served by an excellent selection of local amenities which include a variety of everyday shops within easy walking distance which includes an everyday grocers. There are further facilities available at the nearby Meadowbank Retail outlet where there is a Morrisons Daily a stones throw from the property. The property is also well placed for good recreational pursuits including Craighentfinny Golf course, Meadowbank Sports Stadium and Arthurs Seat, Holyrood Park and the open green space of Leith Links offer many pleasant walks. There are a number of highly regarded restaurants, cafes and bars nearby at the Shore area and Ocean Terminal Shopping Centre is only a short drive away and includes a cinema, gym and a wide variety of high street retailers. There are also good schools within the local catchment area from Nursery level through to High School. Regular public transport services operate close by.

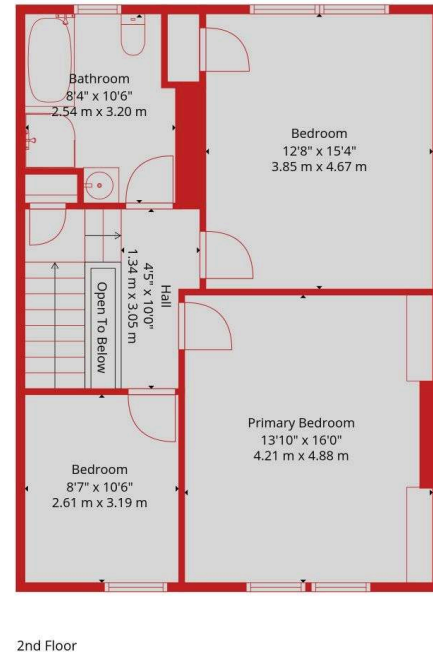
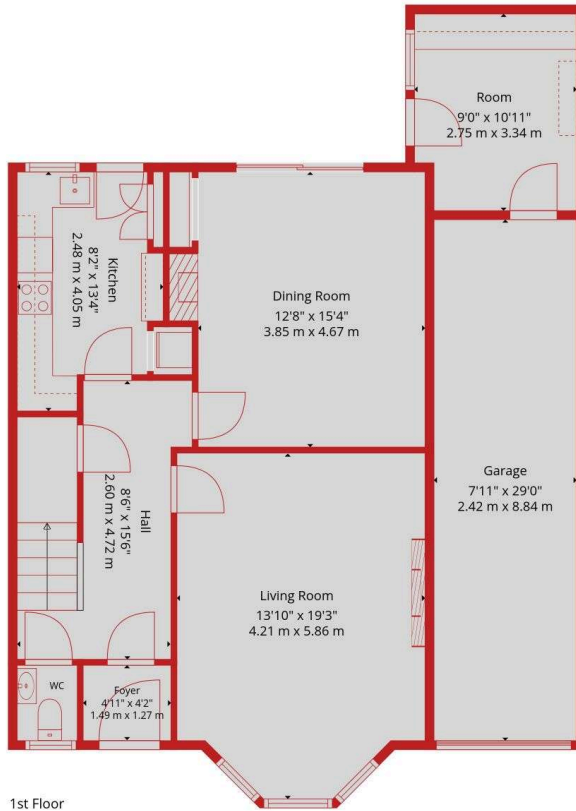












**Total: 1548 sq. Ft, 144 m2**  
 1st Floor: 839 sq. Ft, 78 M2, 2nd Floor: 709 sq. Ft, 66 m2  
 Excluded Areas: Garage: 230 sq. Ft, 21 M2, Open To Below: 9 sq. Ft, 1 M2, Walls: 121 sq. Ft, 11 m2

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit [www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



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