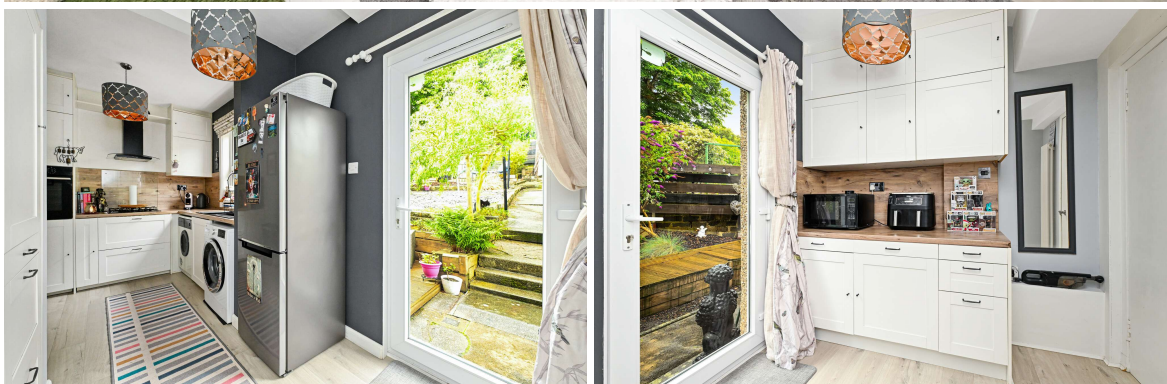




59 Clermiston Drive
CLERMISTON | EDINBURGH | EH4 7PP


warners
solicitors & estate agents



59 Clermiston Drive

CLERMISTON | EDINBURGH | EH4 7PP

Set within the popular Clermiston area of Edinburgh, this well-presented two-bedroom end-terraced home offers bright, spacious accommodation ideal for first-time buyers, young families, or those looking to work from home.

The accommodation comprises a welcoming entrance hallway, a bright and spacious living room, and a generous kitchen/diner with ample worktop space and a range of floor and wall-mounted units. Upstairs are two well-proportioned bedrooms and a family bathroom with a three-piece suite and over-the-bath shower. The converted attic, accessed via a loft ladder, benefits from two Velux windows and provides a versatile space, ideal as a home office or hobby room.

Externally, the property benefits from being an end-terrace, offering generous outdoor space with private gardens to the front and rear. The enclosed rear garden provides an excellent setting for outdoor dining, entertaining, or family enjoyment, while the front garden enhances the property's kerb appeal. On-street parking is available to the front of the property.

- Nicely presented
- GCH & DG
- Beautifully appointed kitchen
- Attic cleverly floored with 2 x velux windows and eaves storage
- Living/dining room
- On street parking

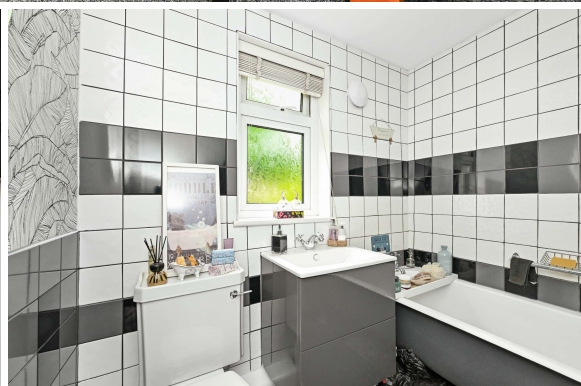
Energy rating C, Council tax band D. There is no factor associated with this property.

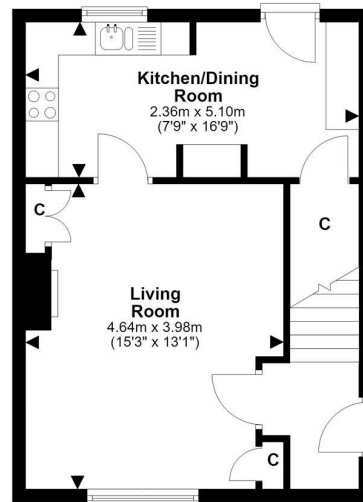
Extras included in this sale will be light fittings, blinds, curtains (except the living room and bedroom 1) and washing machine.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

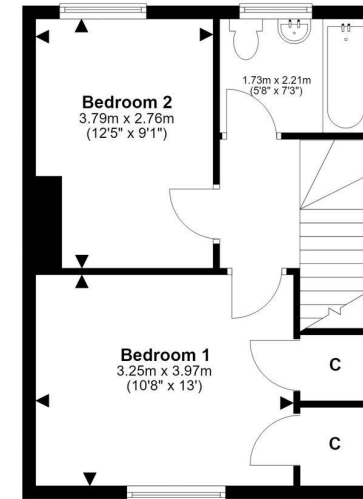


The popular residential area of Clermiston is located three miles west of Edinburgh City Centre. Good local shopping amenities can be found in the nearby locale of Corstorphine, including the impressive Gyle Shopping Centre, which hosts a Morrisons supermarket. Local shopping is also available at a large Tesco Extra on Meadow Place Road. For sport and recreation, residents have the fantastic Drum Brae Leisure Centre, which boasts a swimming pool, a gym and fitness studios, practically on their doorstep. Murrayfield Stadium and Murrayfield Ice Rink are both a short drive away. There is also a choice of prestigious golf clubs in nearby Barnton. Cramond, just north of Clermiston, promises relaxing strolls along the beach and promenade towards Granton, or scenic walks along the River Almond. Locally, Corstorphine Hill offers pleasant woodland walks, whilst Edinburgh Zoo provides an informative day out filled with wild animals. The property falls within the catchment area for Clermiston Primary School, which feeds to the well-regarded Royal High School. Clermiston is an ideal location for those working at The Gyle or Gogar, and is also well-served by public transport into the city centre. Commuters enjoy excellent links to Edinburgh City Bypass and the motorway network, as well as frequent train and tram services from Edinburgh Gateway. Edinburgh International Airport is also just a short distance away.

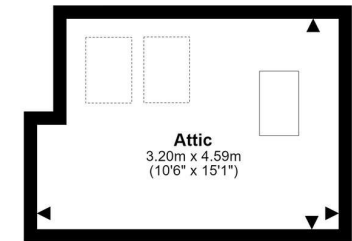




Ground Floor



First Floor



Attic



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.