



Solicitors & Estate Agents










Offers Over

**£240,000**

## 39 Parkgrove Street

Clermiston | Edinburgh | EH4 7NT

Attractive and well-presented, this two bedroom terraced villa is pleasantly tucked away within the popular residential area of Clermiston. Offered in true move-in condition and positioned close to excellent amenities, reputable schooling, and superb transport links, the property is perfectly suited to a variety of purchasers including growing families.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - D



## Description

An inviting entrance hallway leads into the bright and spacious front-facing lounge, a comfortable room ideal for everyday living. To the rear, the kitchen/diner is fully fitted and features a range of integrated white goods, partial tiling in splash areas, and under-unit lighting. There is a useful understairs storage cupboard along with ample dining space, making this a sociable and practical room for family life. The upper landing provides access to the attic, with two generous double bedrooms situated on this level. The principal bedroom is positioned to the front and boasts sliding mirrored wardrobes alongside two additional storage cupboards and twin windows that flood the room with light. Bedroom two is a further comfortable double with a pleasant rear aspect and space for freestanding furniture. The stylish shower room completes the accommodation, fully paneled with a walk-in cubicle and heated towel rail.



Additional benefits include gas central heating and double glazing throughout.



## Gardens & Parking

Externally, the property enjoys a private front garden designed for low maintenance, with hedge borders and a chip-stone section. The rear garden offers excellent outdoor space with a slabbed patio, large lawn, tidy hedge borders, and a summerhouse for relaxing, alongside a useful shed. Parking is freely available on the street for residents and visitors alike.

## Extras

Selected fixtures and fittings, including; integrated electric hob, oven, extractor hood, fridge, freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Viewing

By appointment through Neilsons 0131 625 2222.





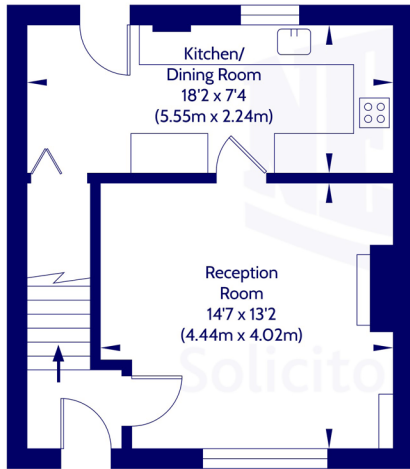
## Location

Clermiston provides local convenience shopping, with the Gyle Shopping Centre and Hermiston Gait only a short drive away offering a 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 Edinburgh city centre and the surrounding areas. Leisure and recreational opportunities in the area 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.

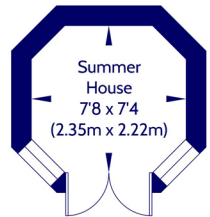
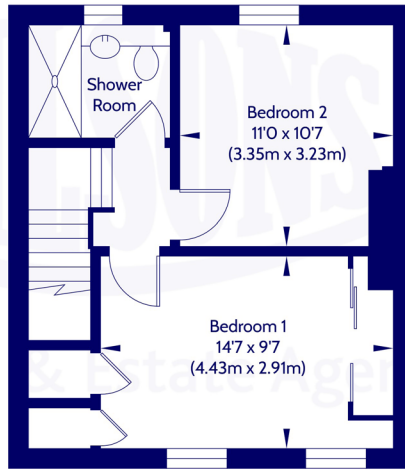


Approx. Gross Internal Floor Area 71 Sq M / 764 Sq Ft.

## Ground Floor



## 1st 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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