



Clermiston

Flat 7, 4 Essendean Place
EH4 7HF



Third Floor Flat

OFFERS OVER £155,000

- Hallway with built in storage
- Living room with south facing balcony
- Modern kitchen
- 2 double bedrooms
- Family bathroom

- Gas central heating
- Double glazing
- Excellent storage
- Unrestricted on street parking
- Communal rear garden
- New boiler (2025)
- South facing balcony



Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321

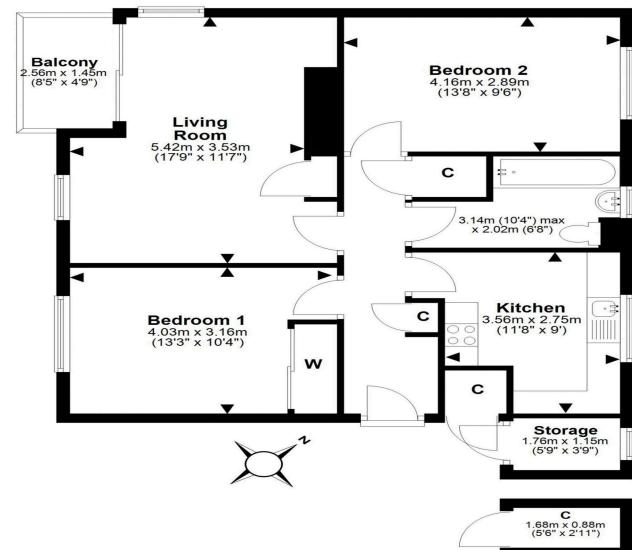






Viewing is highly recommended of this well presented 2-bed top/3rd floor flat which is situated in the popular Clermiston area with excellent transport links to the City Centre and further afield. Local shops and amenities can be found nearby including a Tesco metro and Drumbrae Leisure Centre. Further shops, cafes and restaurants can be found in nearby Corstorphine.

Accessed via a shared stair, the property opens to a welcoming hallway with 2 built in storage cupboards and the rest of the accommodation off. The front facing living room enjoys a dual aspect which allows in plentiful natural light, fitted shelving units, built in cupboard, electric powered fireplace and a south facing balcony ideal for alfresco dining. To the rear of the flat is a modern kitchen equipped with base and wall units, integrated oven and gas hob, freestanding washing machine, fridge freezer, and a dishwasher. To the front of the property is a double bedroom which has a large freestanding wardrobe (to be included in the sale). A second double bedroom is situated to the rear. Completing the accommodation is a family bathroom which is rear facing and has partially tiled walls, WC with concealed cistern, wash hand basin within a vanity unit, and a bath with an overhead mains powered shower.



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.

Additional benefits include two external storage cupboards on the third-floor landing of the stairwell, another external storage cupboard in the rear garden, access to a shared rear garden, gas central heating, double glazing and unrestricted on street parking in the area.

EXTRAS

All aforementioned white goods, carpets, any curtains/blinds, light fittings, and the freestanding wardrobe to be included in the sale (no warranties to be given).

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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