



26/7 Hoseason Gardens, Edinburgh, EH4 7HG

This beautifully presented one-bedroom, second-floor flat is in excellent condition throughout. It features a modern kitchen and shower room, along with double glazing and gas central heating. The property would make an ideal purchase for a first-time buyer, couple, or single parent, particularly those looking to buy within the catchment area for the Royal High School.

The accommodation comprises:

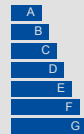
- Welcoming entrance hall with two generous storage cupboards
- Spacious double bedroom with built-in double wardrobes
- Bright and well-proportioned rear-facing living/dining room, complete with oak-effect laminate flooring and a shelved press
- Stylish shower room fitted with wall panelling in the shower area, a large enclosure, wash hand basin with vanity unit, heated towel rail, and WC
- Contemporary kitchen with a range of slate grey gloss wall and base units, marble-effect laminate worktops, and metro-style tiled splashbacks. The appliances include a gas hob with extractor hood, electric fan oven, fridge freezer, dishwasher and washer dryer.
- Private balcony accessed from the kitchen, providing a useful outdoor space for seating or drying clothes



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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Location

The property is situated within the popular residential area of Clermiston, located to the north of Corstorphine. A Scotmid convenience store is nearby, adjacent to the Drum Brae Library Hub, while a wider selection of shops, banks, cafés, and restaurants can be found along St John's Road. Additional retail options include a 24-hour Tesco at Meadow Place Road and The Gyle Shopping Centre, which offers a variety of high-street retailers including Morrisons and Marks & Spencer.

The area is well served by reputable schooling at all levels, all within walking distance. Leisure facilities nearby include Drum Brae Leisure Centre and David Lloyd Club, while Corstorphine Hill offers pleasant outdoor walks.

Excellent transport links are available, with frequent bus services from nearby Drum Brae Drive providing easy access to the city centre, Edinburgh Park, and the airport. The property is also conveniently located for the City Bypass, Forth Road Bridge, Edinburgh Airport, and the central motorway network.

Exterior

The property benefits from a shared drying green to the rear.

Extras

All fitted floor coverings, blinds, curtains, light fittings and kitchen appliances are included in the sale.

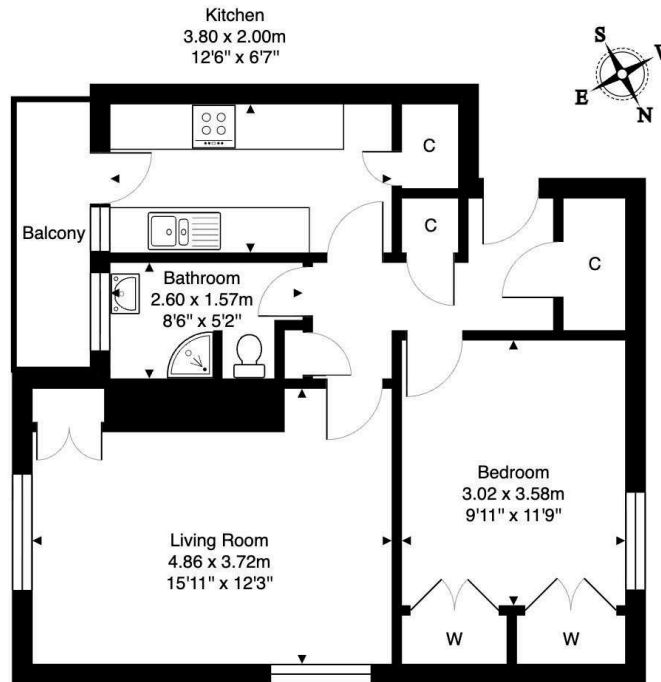
Council Tax - Band B







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Second Floor

Total Area: 53.8 m² ... 579 ft² (excluding balcony)

All measurements are approximate and for display purposes only.

DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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