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Offers Over
£155,000

1/6 Essendean Place

Clermiston | Edinburgh | EH4 7HF

This attractive, light-filled top floor flat forms part of the popular residential area of Clermiston. The property shall undoubtedly appeal to the first time buyer, couple or investors seeking a fine home in an excellent location, conveniently positioned close to many local amenities and excellent transport links.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Communal drying green
-  On-street parking
-  EPC Rating – C
-  Council Tax Band - B



Description

The property has been freshly decorated and has been further enhanced with an upgraded contemporary 4-piece shower room with luxury Rainfall shower together with a combi boiler, installed 2019. Providing generously proportioned accommodation throughout and enjoying good natural light, the accommodation comprises entrance hallway with great storage provisions including a handy utility cupboard. There is a sizeable rear-facing lounge/diningroom with balcony off, there is a fitted kitchen with built-in hob/oven/hood and additional built-in storage, two good sized double bedrooms and the stylish shower room with 4-piece suite. Further benefits include gas central heating with combi, double glazing and a secure communal entryphone system into the stairwell.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in gas hob, electric oven and hood. Other items of furniture and white goods can be made available by separate negotiation. It should be noted that the fire within the lounge shall be included in the sale however no warranty will be provided and shall be sold as seen.

Externally

There is a communal drying green located to the rear of the building and for the car owner, ample unrestricted parking is available within the street and surrounding areas.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

Clermiston provides local convenience shopping within easy walking distance of this property with the Gyle Shopping Centre and Hermiston Gait only a short drive away providing a wide 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. Highly regarded schools catering for all age groups are easily accessible and a frequent public transport service operates close by offering swift access to the Edinburgh city centre and the surrounding areas. Leisure and recreational opportunities in the area abound and 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 67 Sq M / 717 Sq Ft.



2nd 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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

