










Offers Over
£199,995

33 Durar Drive

Clermiston | Edinburgh | EH4 7HW

A two bedroom end terrace villa with private front and rear gardens, peacefully located in the sought after residential area of Clermiston. Requiring modernisation and upgrading throughout, the property offers well-proportioned accommodation and the chance to create a fantastic home in a well established neighbourhood. Ideally placed for local amenities and transport links, it is likely to appeal to a wide range of purchasers including first time buyers and young families.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Front and rear gardens
-  On street parking
-  EPC rating – F
-  Council tax band - D



Description

The accommodation briefly comprises; entrance vestibule with storage, light and airy dual aspect lounge/dining room, fitted kitchen with a range of wall and base units with co-ordinated worktops, splashback tiling and a door to the rear garden, two double bedrooms with built in wardrobes, and a shower room with a crisp white suite, walk in cubicle and heated towel rail. The property further benefits from electric heating and double glazing.



Extras

Included in the sale will be the electric oven and undercounter freezer.

Gardens & Parking

There is a private front garden enclosed by hedging, providing a good degree of privacy, while to the rear lies a garden with a lawn and patio area, offering an ideal space for outdoor dining and relaxation in the warmer months. There is ample unrestricted on street parking.

Viewing

By appointment through Neilsons (0131 625 2222).





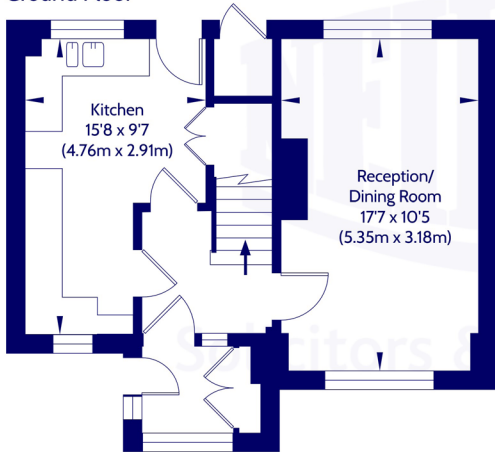
Location

Clermiston provides local convenience shopping with the Gyle Shopping Centre and Hermiston Gait only a short drive away and offering a variety of major retail outlets and services. Neighbouring Corstorphine has a Tesco Extra and Lidl Supermarket along with a wide range of independent shops and services, cafes, restaurants & takeaways. 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 Centre's, 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.

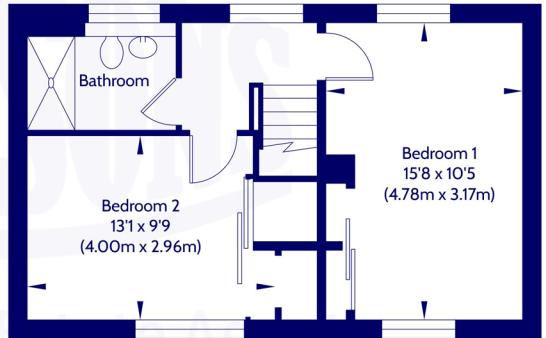


Approx. Gross Internal Floor Area 77 Sq M / 830 Sq Ft.

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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