



41/4 Hoseason Gardens, Edinburgh

Offers Over **£164,000**





41/4 Hoseason Gardens

Edinburgh

Spacious two-bedroom first-floor flat in Clermiston with private balcony and garden. Bright lounge, modern shower room, storage. Close to amenities and transport. Freehold. Some updating needed.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Spacious two-bedroom first-floor apartment in the popular Clermiston area
- Bright and generous lounge with private front balcony.
- Well-appointed kitchen with integrated appliances and excellent storage.
- Private rear garden, secure entry intercom system, and ample internal storage throughout



Entrance Hall

The welcoming entrance hall features carpet flooring and provides access to all accommodation, including the lounge, kitchen, both bedrooms, and the shower room. It also benefits from two large storage cupboards, offering excellent practical storage. The Hive central heating control unit is conveniently located high on the wall adjacent to the bathroom door. The hall is completed with two central ceiling lights, enhancing the bright and spacious feel.

Bedroom one

10' 1" x 11' 11" (3.07m x 3.63m)

Bedroom One is a spacious double bedroom featuring carpet flooring and a front-facing window that allows for plenty of natural light. The room offers ample space for a double bed and a range of freestanding furniture, making it both practical and versatile. It is completed with a radiator, creating a comfortable and inviting space.

Kitchen

10' 3" x 6' 11" (3.13m x 2.10m)

The kitchen is fitted with practical vinyl flooring and offers an excellent range of storage with plenty of wall and base units. It is well equipped with integrated appliances, including a four-ring gas hob with oven below, cooker hood, under-counter fridge and freezer, washing machine, and tumble dryer. A stainless steel sink with drainer and mixer tap completes the space. The kitchen enjoys a lovely outlook over the rear garden, creating a bright and welcoming environment.





Shower Room

8' 10" x 2' 7" (2.69m x 0.80m)

The shower room is fully tiled to both the walls and floor, creating a stylish and easy-to-maintain finish. It comprises a WC, a vanity wash hand basin with mixer tap and useful storage below, complemented by a mirrored wall cabinet for additional storage. The mains-fed shower is enclosed within a single glass shower cubicle. The room is completed by a frosted rear-facing window, a central ceiling light, and a radiator.

Bedroom Two

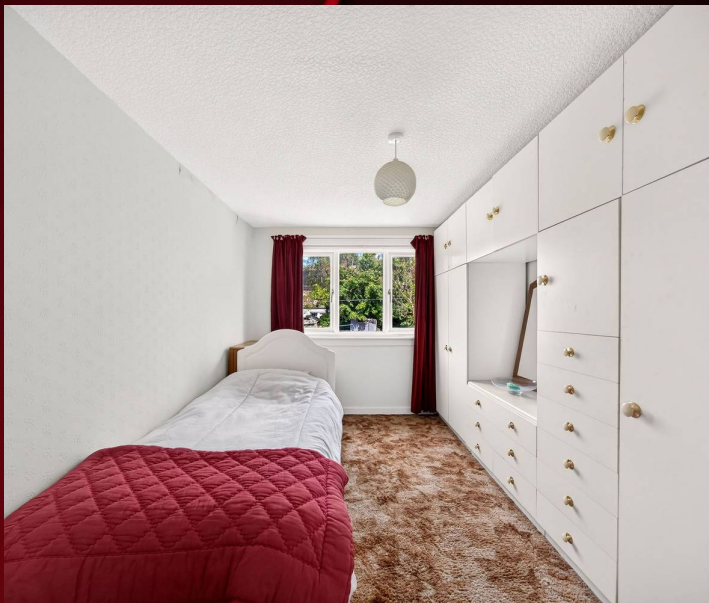
13' 3" x 8' 6" (4.04m x 2.59m)

Bedroom Two is a generously proportioned double bedroom with carpet flooring and a rear-facing window overlooking the garden. The room benefits from large fitted wardrobes, providing excellent storage, and comfortably accommodates a double bed. It is completed with a radiator and a central ceiling light.

Lounge

17' 1" x 8' 9" (5.20m x 2.66m)

The lounge is a bright and generously proportioned reception room, featuring carpet flooring and a large front-facing window, along with sliding patio doors providing direct access to the front balcony. A marble fireplace with a gas fire, featuring a real flame and an electric ignition, creates an attractive focal point, while two central ceiling lights enhance the spacious feel. The room also benefits from a secure entry intercom system, providing convenient access for visitors. Completed with a radiator, this is a comfortable and inviting space for both relaxing and entertaining.





REAR GARDEN

The property benefits from a private rear garden, located to the right of the communal pathway. The garden is mainly laid to lawn and enjoys easy access from the communal path, providing a pleasant outdoor space to relax and enjoy.

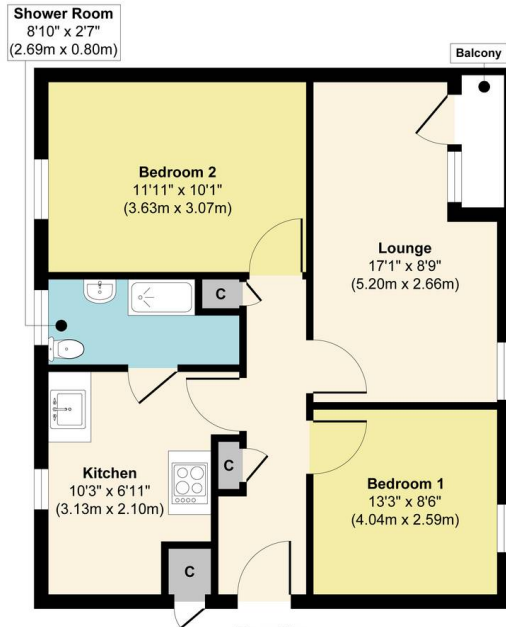
ON STREET

1 Parking Space

On street parking available for the property



41/4 Hoseason Gardens, Edinburgh, EH4 7HA



Floor Plan

Approx. Gross Internal Floor Area 475 sq. ft / 44.11 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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