



42 Parkgrove Crescent
Clermiston, EH4 7RP

Deans 
Solicitors & Estate Agents LLP



SEMI DETACHED VILLA

- Sitting Room
- Kitchen
- Three Bedrooms
- Shower Room
- Gas Central Heating & Double Glazing
- Private Gardens
- Driveway
- EPC Rating – C



Quietly located within a residential area, this light and airy semi-detached villa is situated within the desirable location of Parkgrove. The property is within walking distance of local day to day requirements including a Tesco Express, bakery and chemist along with the local primary school and doctor's surgery. Further specialised shopping can be found in Corstorphine and the Gyle Shopping Centre with a good public transport service which travels to the City Centre. The well-proportioned accommodation would make an ideal purchase for the young professionals/family and comprises; welcome entrance hall, bright sitting room with feature built-in gas fire, fitted kitchen with door to the rear garden, three good sized bedrooms all with built-in storage and modern shower room. A mono-block driveway to the front provides off-street parking with a large fully enclosed rear garden with paved patio area. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, washing machine and fridge-freezer. All appliances are sold as seen with no warranty provided.



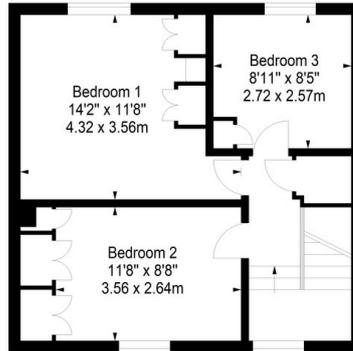
Parkgrove Crescent,
Edinburgh,
Midlothian, EH4 7RP



Approx. Gross Internal Area
872 Sq Ft - 81.01 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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