



Solicitors & Estate Agents



Fixed Price

£165,000

24/6 Durar Drive

Clermiston | Edinburgh | EH4 7JJ

Smartly presented two-bedroom second floor flat ideally positioned within the popular Clermiston district of the capital. Offering bright and well-proportioned accommodation together with a private balcony and excellent storage, whilst being conveniently located close to superb amenities and transport links, the property is presented in move-in condition and is ideally suited to first-time buyers and professionals.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Shared drying green
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



Description

The accommodation begins with a welcoming entrance hallway, benefiting from a meter cupboard and a large storage cupboard. The bright and airy lounge/diner provides a comfortable space for both relaxing and entertaining, with direct access to a private balcony and a further useful storage cupboard. The well-appointed kitchen is fitted with a range of integrated white goods and benefits from partial wall tiling in the splash areas. Finished with clean white units and contrasting dark worktops, it provides a practical and attractive space for everyday cooking. There are two generous double bedrooms, both offering ample room for freestanding furniture and a variety of layouts. The rear-facing bedroom enjoys a pleasant leafy outlook. Completing the accommodation is the bathroom, fitted with a shower over the bath, partial wall tiling, tiled flooring, and a heated towel rail.

Further benefits include gas central heating and double glazing.



Gardens & Parking

Externally, residents have access to a shared drying green to the rear, while unrestricted on-street parking is available for both residents and visitors alike. Two private and secure storage cupboards on the landing provide excellent additional storage.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, hood, and fridge-freezer, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





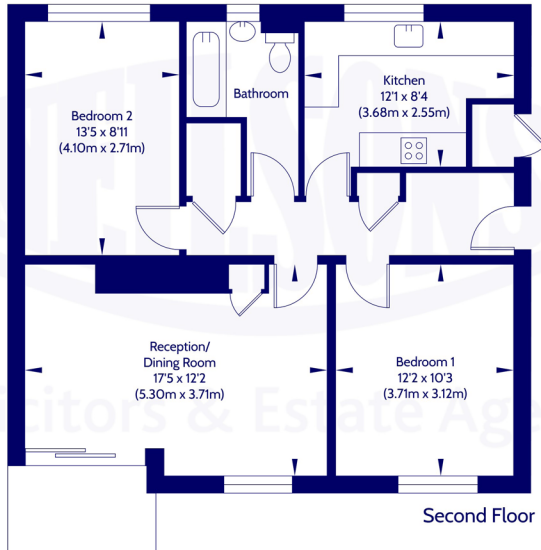
Location

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 66.27 Sq M / 713 Sq Ft.



Second Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [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.



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