



Solicitors & Estate Agents










Offers Over

**£265,000**

# 14 Clermiston Avenue

Clermiston | Edinburgh | EH4 7PJ

A fantastic opportunity has arisen to purchase this impressive, truly stunning mid-terraced villa with extensive private gardens and driveway, situated within the popular Clermiston area, close to excellent amenities, transport links and excellent schooling. The property is presented to the market in move in condition and would undoubtedly appeal to professionals and families alike.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band – D



## Description

The accommodation in brief comprises of; welcoming entrance hallway, light and airy reception room with oak floor, stylish modern fitted kitchen with appliances, pantry and rear door accessing garden, well proportioned principal bedroom with fitted cupboard, two further good sized bedrooms and fully tiled bathroom with three-piece suite and shower over bath. Further benefits include gas central heating, double glazing and spacious partially floored attic.



## Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, washing machine and fridge/freezer.

## Gardens & Driveway

A real feature of this property is the superb, well maintained garden to the rear. The landscaped garden is easily maintained with areas of new wooden decking, recently built shed and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with a spacious driveway providing off-street parking.

## Viewing

By appointment through Neilsons 0131 625 2222.





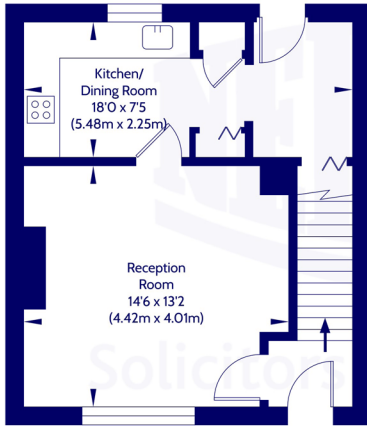


## Location

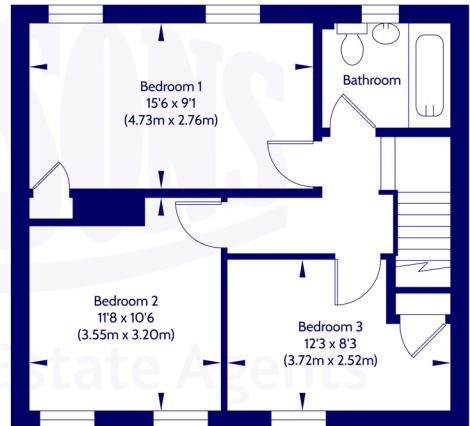
The property is situated within the sought after Clermiston area of Edinburgh, lying to the west of the City Centre. The area is well served with local shops & amenities with further shops and a Tesco Extra superstore available in neighbouring Corstorphine. The Gyle Shopping Centre is a short drive away and offers a variety of high street shops. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses which are all within easy reach together with Drum Brae and David Lloyd Leisure Centres, along with Drumbrae Library Hub. Fantastic schooling at both primary and senior level is only a short distance away. The location is ideal for access to The City of Edinburgh Bypass linking the east and west, Scotland's motorway network (M8, M9, M90 and Queensferry crossing) and Edinburgh International Airport.



Approx. Gross Internal Floor Area 80 Sq M / 866 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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