



Clermiston

40 Clermiston Road North
EH4 7BN



Semi-Detached House

OFFERS OVER £325,000

- Entrance vestibule
- Hallway
- Living room
- Kitchen
- 3 bedrooms
- Shower room

- Requiring full modernisation
- Gas central heating
- Double glazing
- Private front and large rear garden
- Private garage and driveway
- Basement and attic storage



Viewings - by appointment call
Beveridge & Kellas on 0131 554 6321



In need of upgrading and modernisation this 3 bedroomed semi-detached villa is situated in the popular Clermiston area with excellent transport links to the City Centre and further afield. Local shops and amenities can be found nearby including a Tesco metro and Drumbrae Leisure Centre. Further shops, cafes and restaurants can be found in nearby Corstorphine.

The house is accessed via an entrance vestibule which leads to the hallway which has stairs to the upper level and gives access to the basement. To the front of the house is a spacious living room with a gas-powered fireplace, fitted shelving and the kitchen off. The semi modern kitchen is situated to the rear and has base and wall units, slot in cooker with electric hob, freestanding fridge freezer, washing machine and a dishwasher. Completing the downstairs accommodation is a side facing shower room with WC, electric powered shower unit, and a wash hand basin.

Upstairs the landing has a hatch to the attic and gives access to the rest of the accommodation. To the front is the biggest double bedroom and this has two handy built in storage cupboards. To the rear are two further bedrooms both of which enjoying views towards the Forth Road Bridge.

The property enjoys a private front garden as well as a driveway and a private garage. To the rear is a substantial enclosed garden with room to extend subject to planning and consents.

Additional benefits include gas central heating, double glazing, unrestricted on street parking in the area and excellent storage.

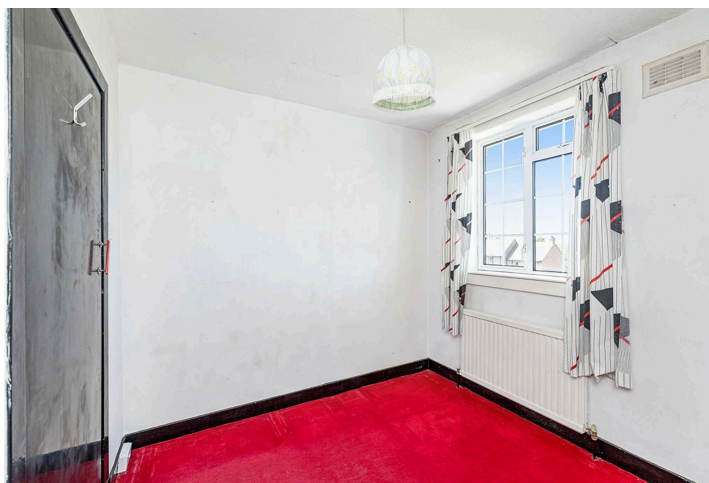
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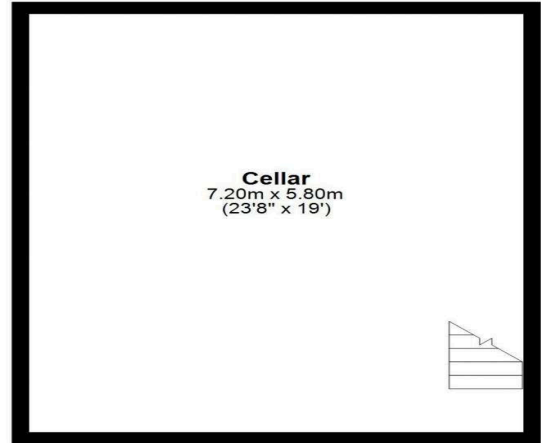
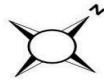
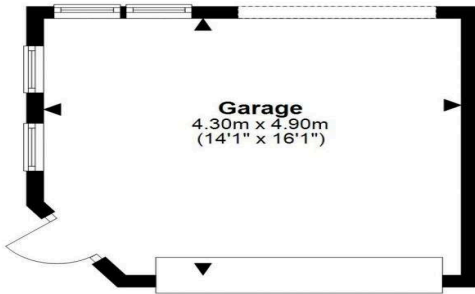
To include the aforementioned white goods, carpets, blinds/curtains and light fittings (no warranties will be given).

OFFERS

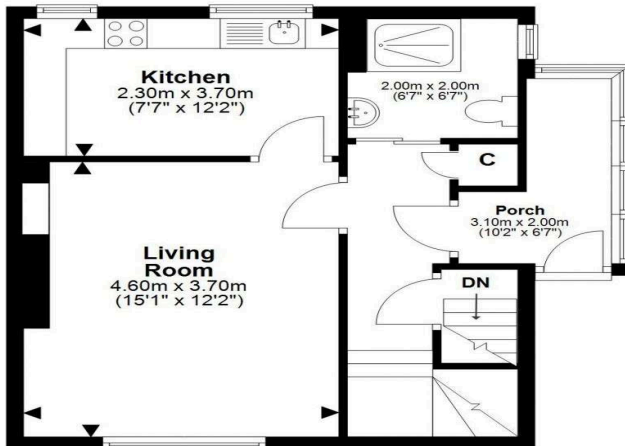
Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.



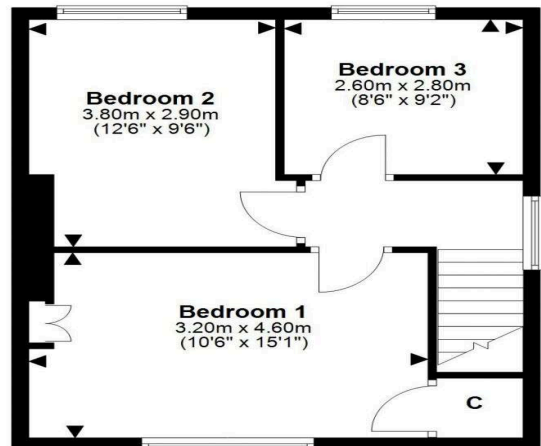




Basement



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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