

18 Clermiston Hill

CLERMISTON, EDINBURGH, EH4 7DJ



*STYLISH TWO-BEDROOM TERRACED HOUSE WITH
PLANNING PERMISSION FOR AN ATTIC CONVERSION*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

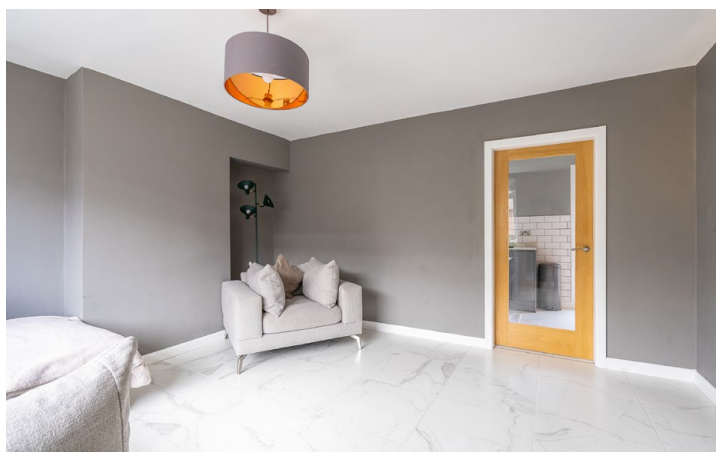
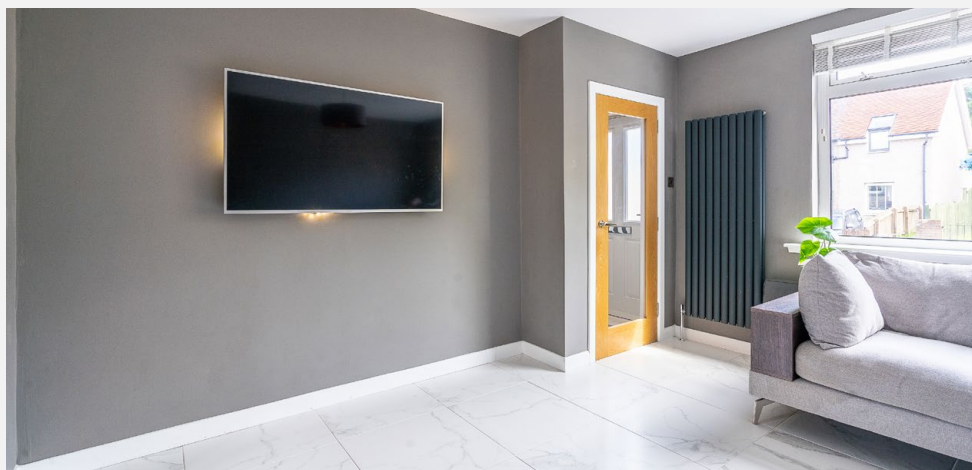




An fantastic opportunity has arisen to acquire this stylish two-bedroom terraced house with planning permission for an attic conversion, located in a sought after pocket of Clermiston. Early viewing is highly recommended.

Internally, this accommodation is in excellent decorative order and finished to a high standard, while briefly consisting of;

Ground Floor: Entrance hallway, bright and spacious lounge, partially-tiled fully-fitted kitchen/diner with an integrated 5-gas hob, oven and extractor hood, fridge-freezer, washing machine, dishwasher and wine fridge as well as downlights and a sizeable under stairs storage cupboard.





kitchen/diner



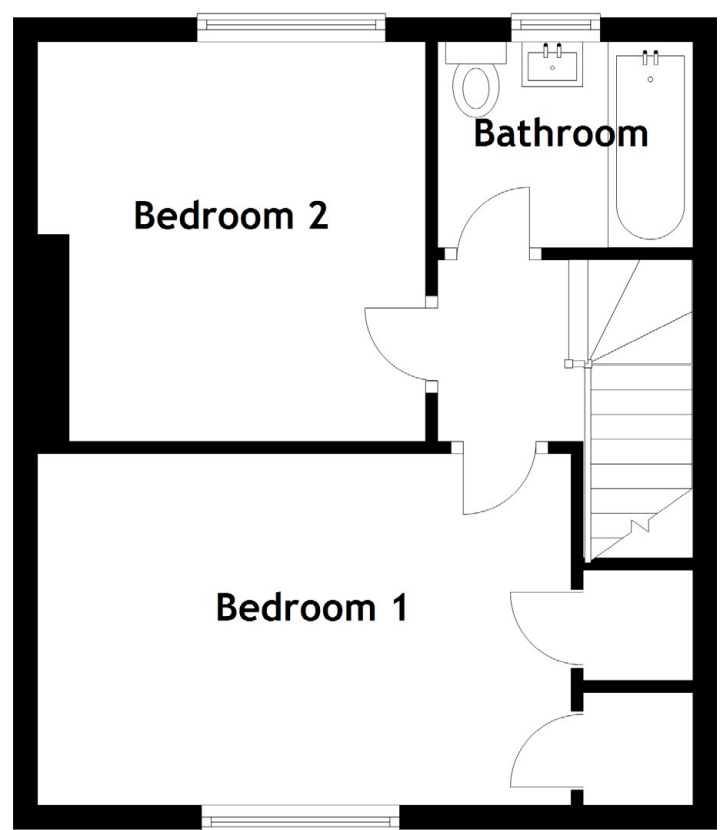
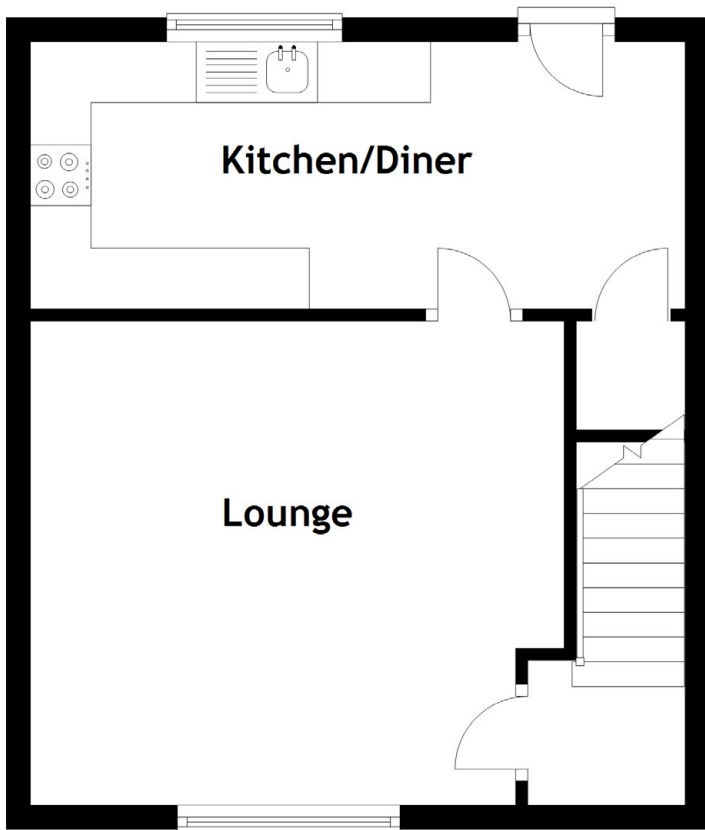


bedroom 2





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Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.40m (17'9") x 2.20m (7'3")
Lounge	4.40m (14'5") x 4.00m (13'1")
Bedroom 1	4.40m (14'5") x 2.90m (9'6")
Bedroom 2	3.30m (10'10") x 3.20m (10'6")

Bathroom	2.10m (6'11") x 1.70m (5'7")
Gross internal floor area (m ²): 67m ²	
EPC Rating: C	



This property also benefits from; a double driveway, gas central heating, full double glazing and a private rear garden, including a patio area as well as a decking area. There is also more than adequate on-street free parking to accommodate residents and visitors alike.



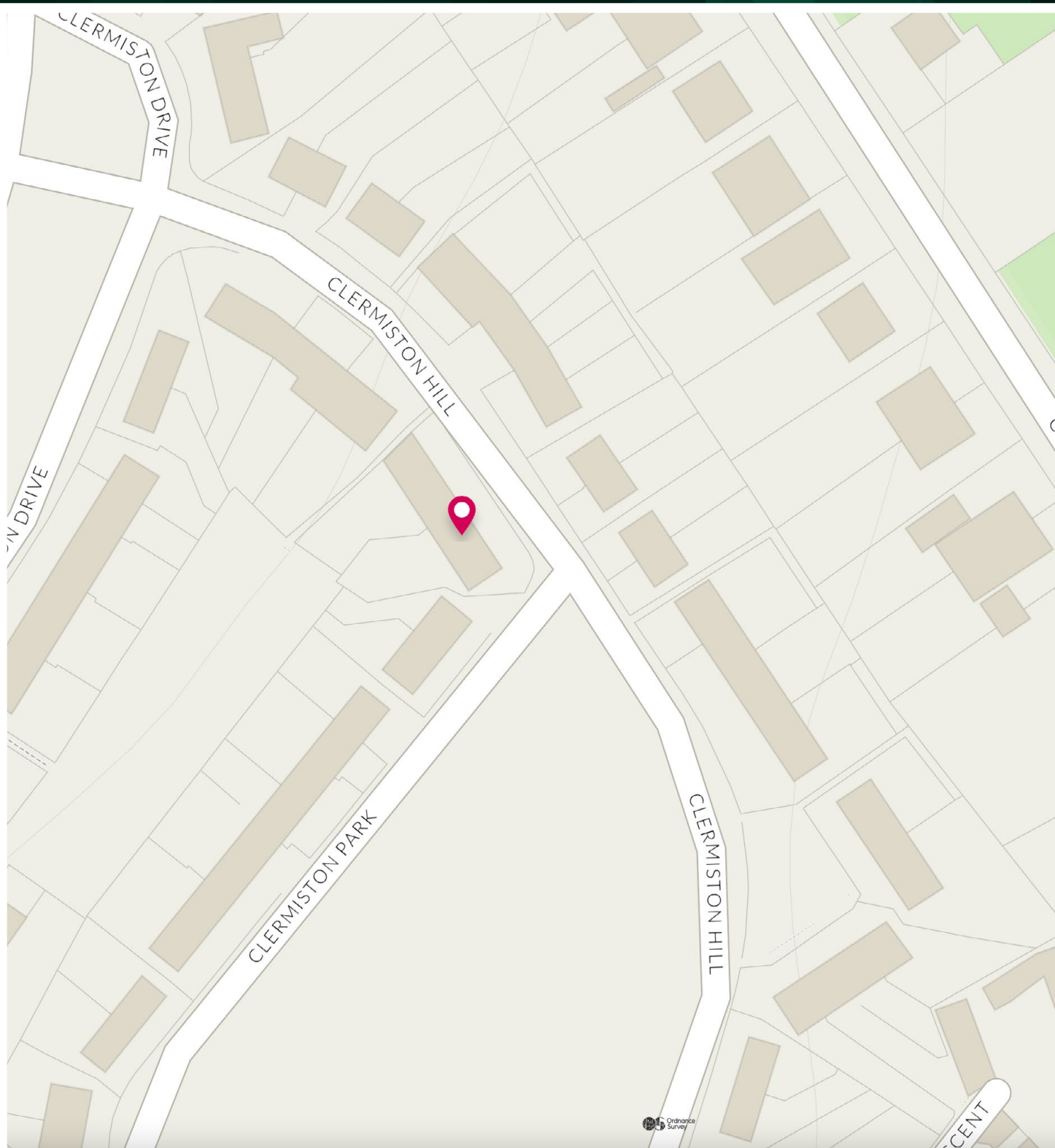




Clermiston is a much respected, well established residential district situated on the west side of Edinburgh. The area is bordered by Queensferry Road on the north side, Clermiston Road North to the east and the Drum Brae North to the west. There are excellent local shops and amenities and these will provide all the normal daily requirements. More extensive shopping facilities are available in Corstorphine, and this is just a five-minute drive away.

Corstorphine is considered to be one of Edinburgh's best-served shopping centres, and provides a wide choice of facilities as well as all the usual banking, building society and Post Office services.

Queensferry Road leads to the Barnton Junction and this gives direct links to the west and north. Links to the major trunk routes in Scotland, the M8 and Glasgow and the M9 to the north are just a few minutes' drive away. Local schools for the area include Clermiston and Fox Covert Primary Schools with The Royal High at secondary level.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
LEWIS HUNTER
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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