

461a Queensferry Road

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Rarely available five bedroom property with private parking and a stunning garden, located in one of Edinburgh's most desirable locations



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McEwan Fraser Legal are delighted to present a very unique opportunity to purchase a stunning five-bedroom house located in the highly sought-after area of Clermiston. This magnificent property boasts a gorgeous garden, providing a peaceful and tranquil oasis in the heart of the city.

THE SITTING ROOM



Upon entering the house, you are greeted by a spacious and inviting vestibule and hallway, leading to all ground-floor apartments. Starting in the south-facing large and bright sitting room with ample natural light flooding in. The sitting room features a beautiful fireplace, perfect for those cosy winter evenings. The property also benefits from a separate dining room, providing a perfect space for entertaining guests.

THE DINING ROOM



THE KITCHEN & SUNROOM



The kitchen is fully equipped with modern appliances and ample storage space, providing a comfortable and practical space for cooking and meal preparation. The kitchen also opens into a sunroom, overlooking the breathtaking garden. A useful family bathroom completes the ground floor level.





THE BATHROOM



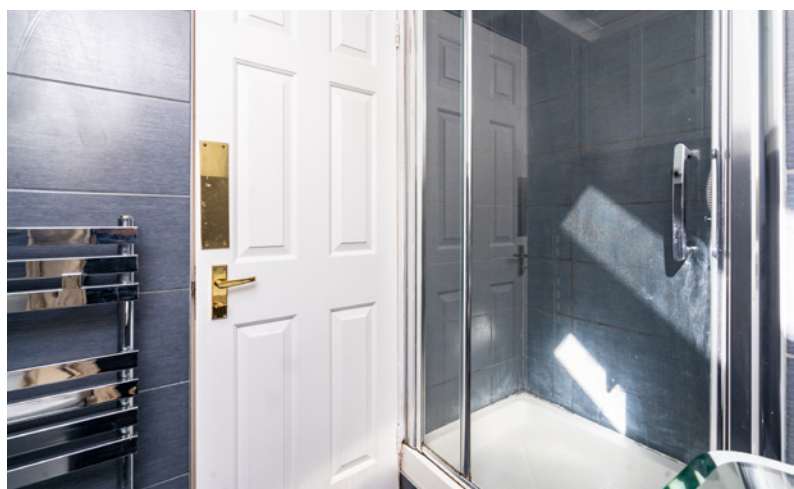


Moving upstairs, the property boasts five generously sized bedrooms, each beautifully decorated and featuring large windows that provide plenty of natural light. The master bedroom benefits from an en-suite shower room, while the other bedrooms share a large family shower room.

THE SHOWER ROOM



THE MASTER BEDROOM



BEDROOM 2



BEDROOM 3



BEDROOM 4



BEDROOM 5



The crowning jewel of this property is undoubtedly its stunning garden. The garden has been beautifully landscaped and meticulously maintained, providing a tranquil and serene space to unwind and relax. The garden also features a patio area, as well as a Summer House - perfect for al fresco dining and entertaining guests.

A driveway with space for two cars is usefully located off a side road, and gives access through the back garden to the sunroom and kitchen, another highlight of this rarely available property type, especially in an area of the city where parking is so hard to come by!

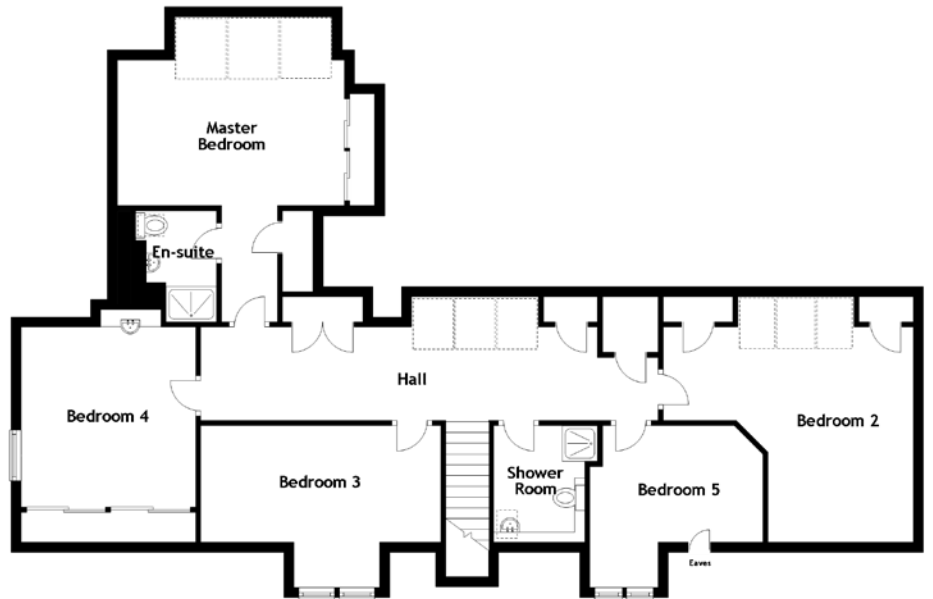
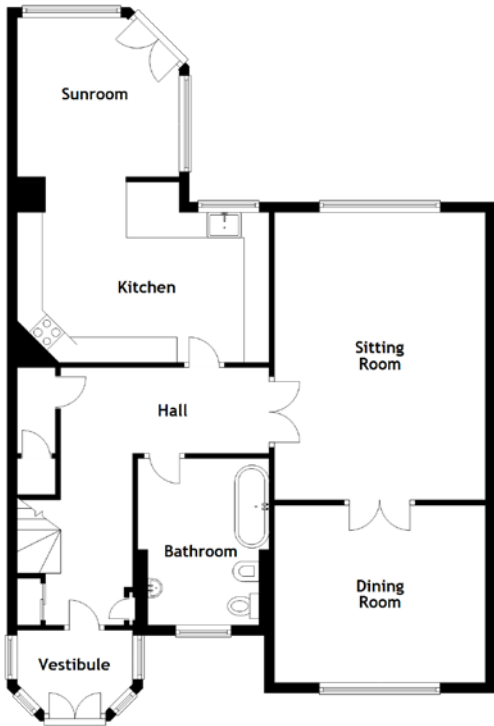
Overall, this magnificent five-bedroom house with its gorgeous garden is the perfect family home, offering a comfortable and luxurious lifestyle in one of Edinburgh's most desirable areas. Although it would benefit from some modernisation in parts, the foundations are there, and the majority of work has been done - to make this house pretty special.

Early viewing is advised for a truly unique property in a highly sought-after local.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

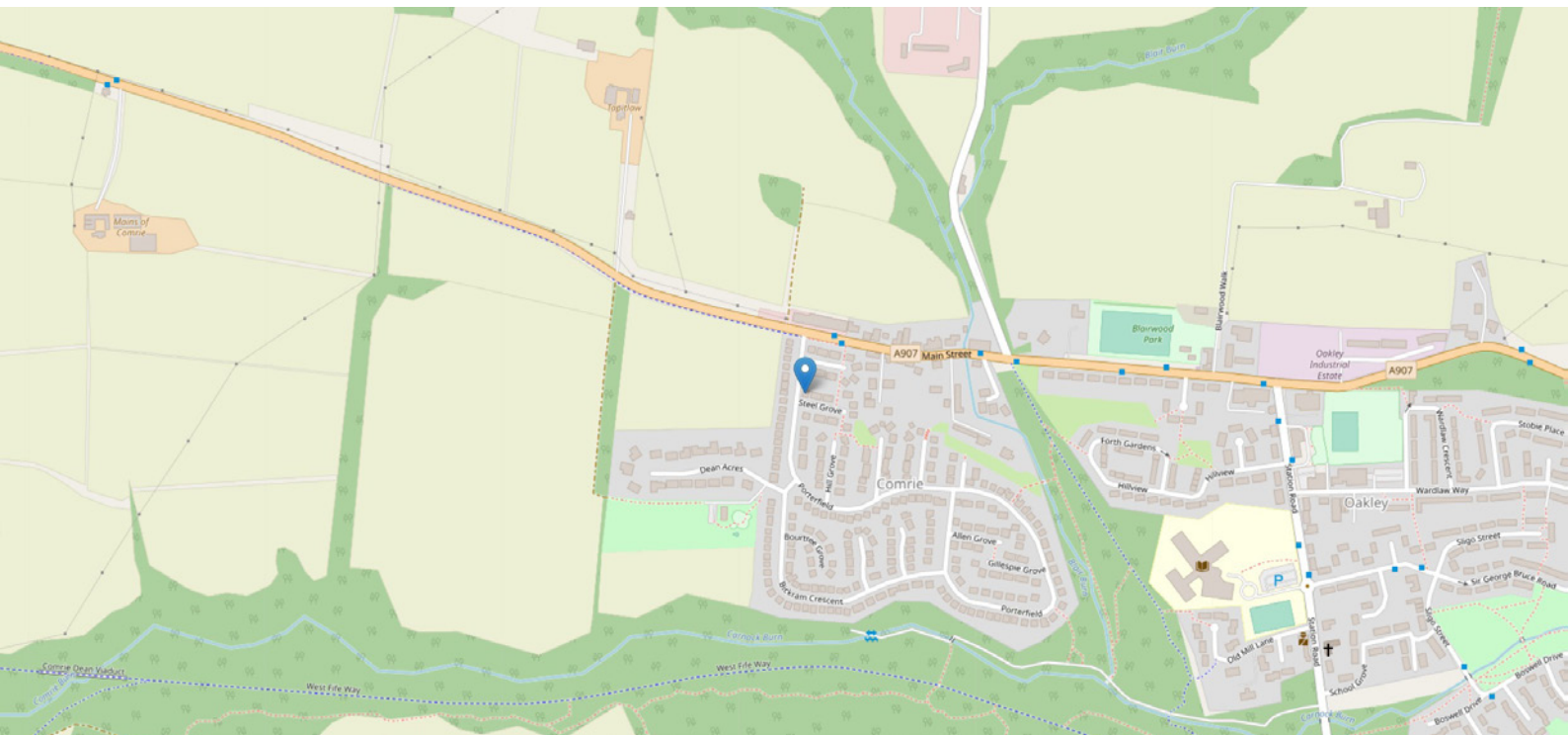


Approximate Dimensions (Taken from the widest point)

Vestibule	2.28m (7'6") x 1.60m (5'3")
Sitting Room	5.69m (18'8") x 4.17m (13'8")
Dining Room	4.17m (13'8") x 3.56m (11'8")
Kitchen	4.98m (16'4") x 2.97m (9'9")
Sunroom	3.20m (10'6") x 3.15m (10'4")
Bathroom	3.30m (10'10") x 2.60m (8'6")
Shower Room	2.30m (7'7") x 1.80m (5'11")

Master Bedroom	4.34m (14'3") x 3.73m (12'3")
En-suite	2.20m (7'3") x 1.60m (5'3")
Bedroom 2	4.95m (16'3") x 4.85m (15'11")
Bedroom 3	4.75m (15'7") x 3.20m (10'6")
Bedroom 4	3.56m (11'8") x 3.45m (11'4")
Bedroom 5	3.43m (11'3") x 3.20m (10'6")

Gross internal floor area (m²): 191m²
EPC Rating: D



THE LOCATION

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. Davidson's Mains is also within easy reach and provides a wide choice of facilities ranging from corner shops to national chain stores.

Queensferry Road leads to the Barnton Junction and this gives direct links to the west and north. The Edinburgh City Bypass now gives easy access to East Lothian with its famous golf courses and beautiful beaches. 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 in the area include Clermiston Primary School and The Royal High Secondary School.



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