

18 Clermiston Green

EDINBURGH, EH4 7PD



*SPACIOUS TWO BEDROOM SEMI DETACHED HOME
IN EDINBURGH'S POPULAR CLERMISTON AREA*



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McEwan Fraser Legal is delighted to present this Spacious two bedroom in Edinburgh's Clermiston area of the city.

Inside, the property comprises a spacious living area with a fireplace. The living room offers various possibilities for furniture arrangements. A fully equipped kitchen/dining room that is very generously proportioned with ample dining space. The kitchen is fitted with fully integrated appliances with induction hob, fan oven and built-in microwave. The property has two spacious double bedrooms which includes built-in storage options. The house is equipped with one main family bathroom on the first floor which is modern and fitted with a white three-piece bathroom suite.

In addition to the above the property also benefits from a fully floored attic which also has an en-suite and serves well as a home office space. The correct consent would need to be obtained in order to classify this as a bedroom. The property includes a private front side and rear garden with off-street parking in the driveway. The house is also fully double-glazed and has gas central heating.



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WITH
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AND BUILT-IN
MICROWAVE...”*





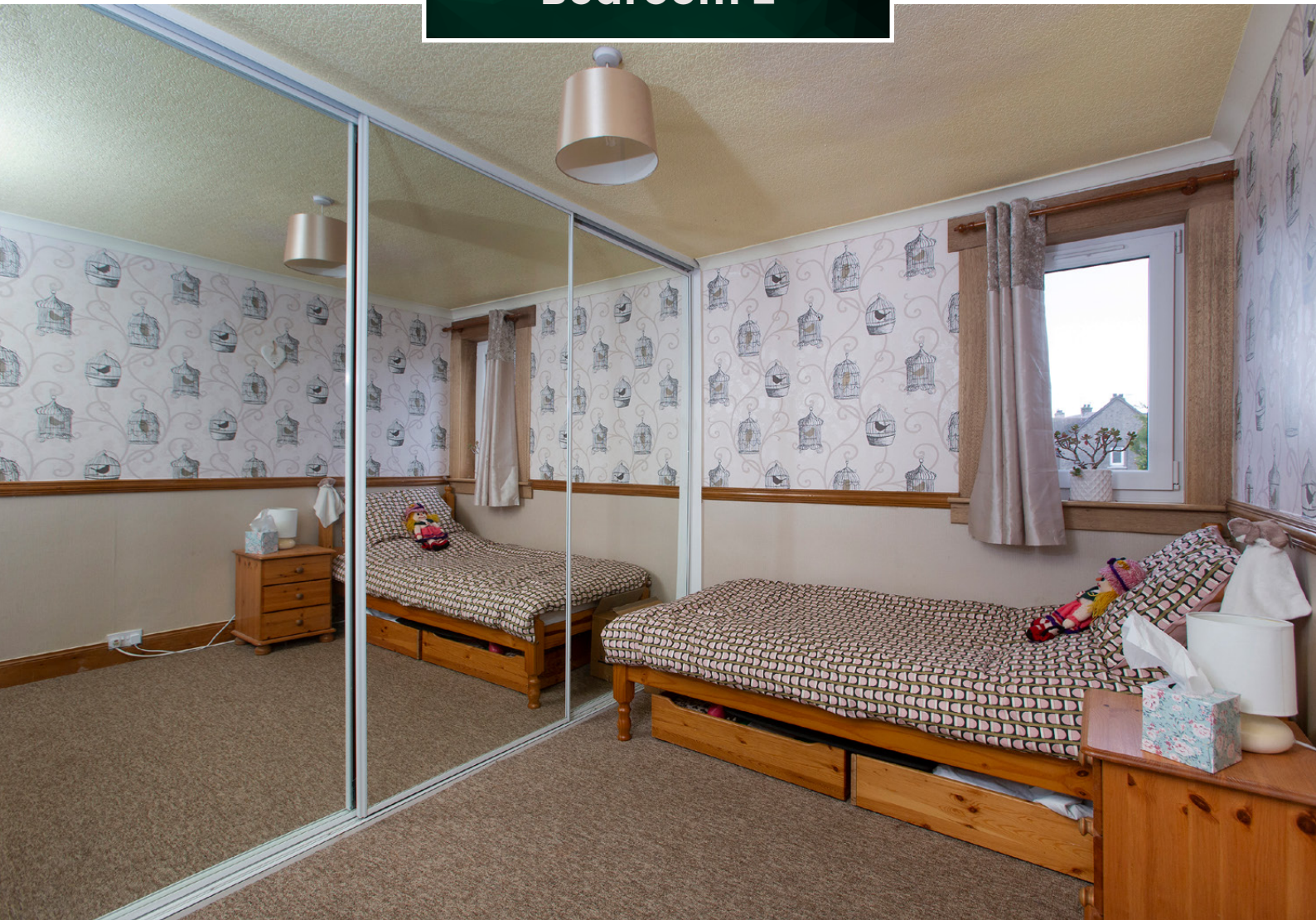


Bedroom 1



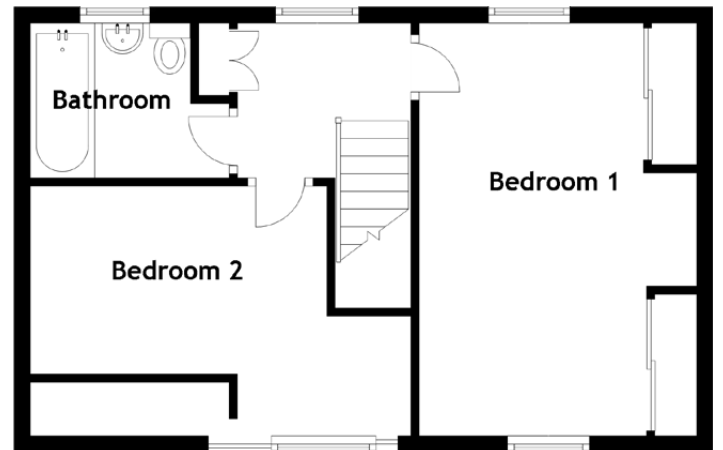
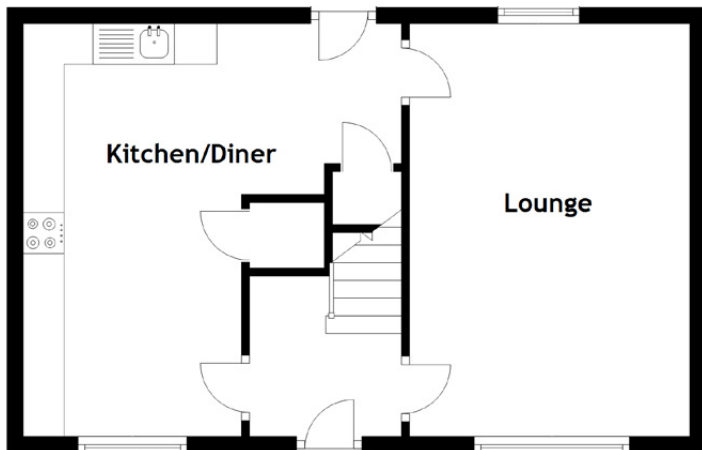
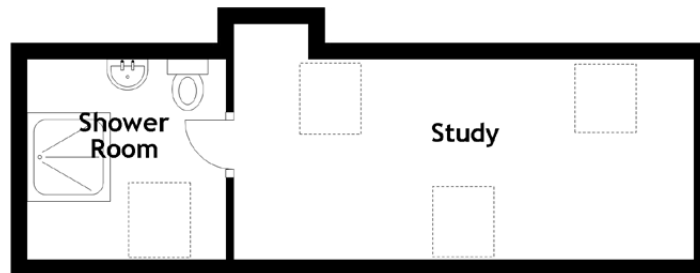


Bedroom 2



"...THE PROPERTY ALSO BENEFITS FROM A FULLY FLOORED ATTIC WHICH ALSO HAS AN EN-SUITE AND SERVES WELL AS A HOME OFFICE SPACE..."





Approximate Dimensions
(Taken from the widest point)

Lounge	5.05m (16'7") x 3.43m (11'3")	Study	5.63m (18'6") x 2.45m (8')
Kitchen/Diner	5.05m (16'7") x 3.69m (12'1")	Shower Room	2.45m (8') x 2.44m (8')
Bathroom	1.97m (6'5") x 1.89m (6'3")		
Bedroom 1	5.05m (16'7") x 3.40m (11'2")	Gross internal floor area (m ²): 81m ²	
Bedroom 2	4.66m (15'4") x 3.05m (10')	EPC Rating: D	



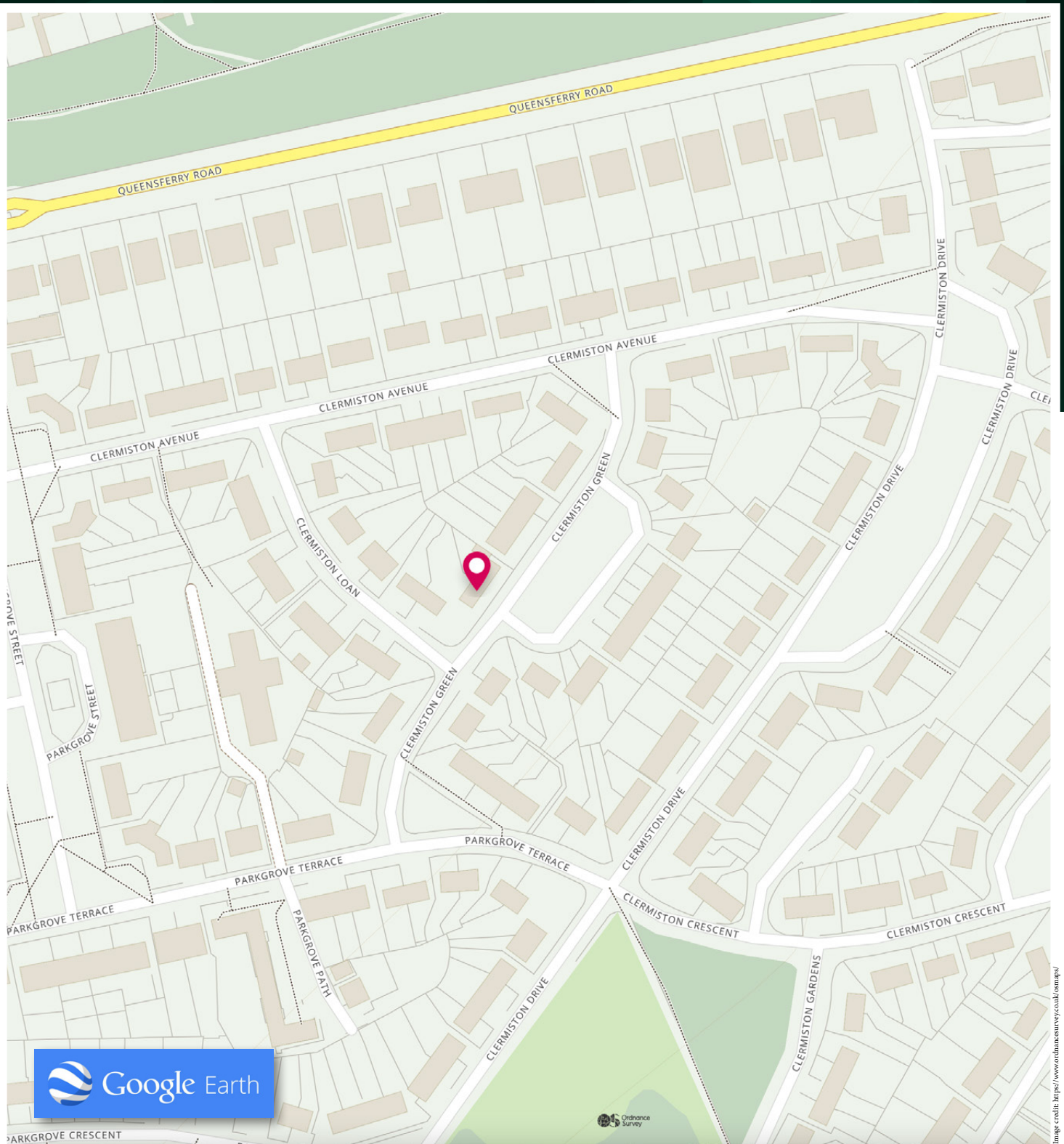




Clermiston is a much respected, well established residential district situated on the west side of Edinburgh. The area is bordered by Queensferry Road on the north side, Clermiston Road North to the east and the Drum Brae North to the west.

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. Davidson's Mains is also within each reach, and provides a wide choice of facilities ranging from corner shops to national chain stores. Should a more specialised trip be required, Edinburgh's city centre is within easy reach using one of the many and frequent bus services that pass through the area.

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. Delightful walks over Corstorphine Hill, with panoramic views over Edinburgh, are just a few minutes' walk away. Edinburgh Zoo is nearby, and Cramond Foreshore, with its variety of water sports, is just a five minute drive away. Local schools for the area include Clermiston Primary School and The Royal High Secondary School.



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