




McEwan Fraser Legal

Solicitors & Estate Agents

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74 Clermiston Grove

EDINBURGH, EH4 7DA



THE LOCATION

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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 Primary School and The Royal High Secondary School.

MODERNISED TWO BED HOME IN POPULAR EDINBURGH'S CLERMISTON AREA

LOUNGE & KITCHEN



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Internally the property is in excellent condition and is ready to move straight in. The ground floor comprises an entrance hallway, a bright and comfortable lounge with direct access to the garden via a sliding door and a decking area, the lounge is adjoining the kitchen. The kitchen benefits from being modernised and ample wall and base units, a mixture of freestanding and integrated appliances, including a hob, oven and extractor hood. Natural light floods this great space.

The first floor boasts two bright and spacious double bedrooms and a modern tiled three-piece suite the modern family bathroom has a shower over the bath. In addition to the storage throughout, there is an airing cupboard on the landing, that completes the rooms.

The property further benefits, new gas central heating. Externally to the front, there is on-street parking space with a private front, rear and side garden which provides adequate driveway and garden areas.

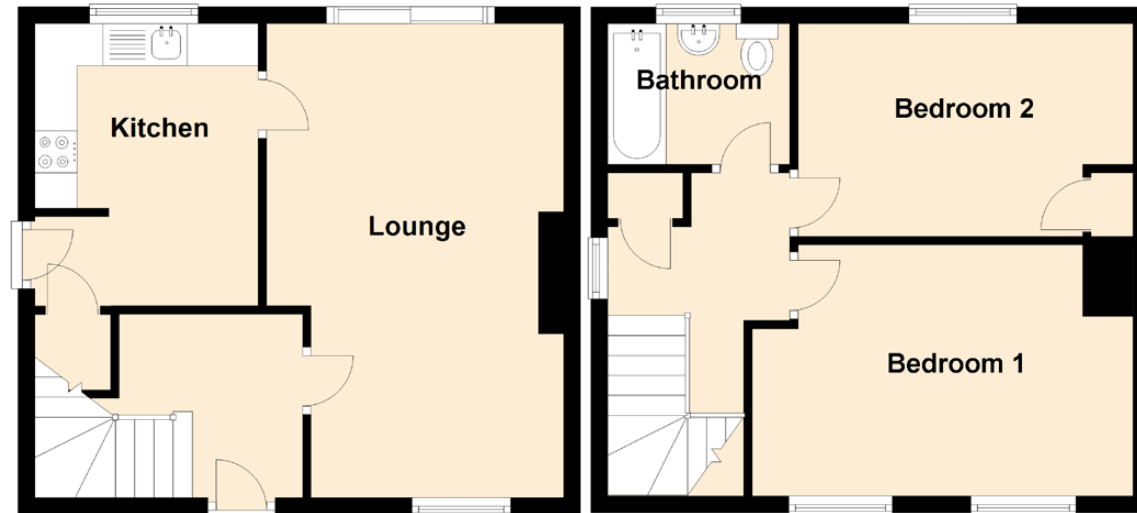




BEDROOMS & BATHROOM



SPECIFICATIONS & MAP



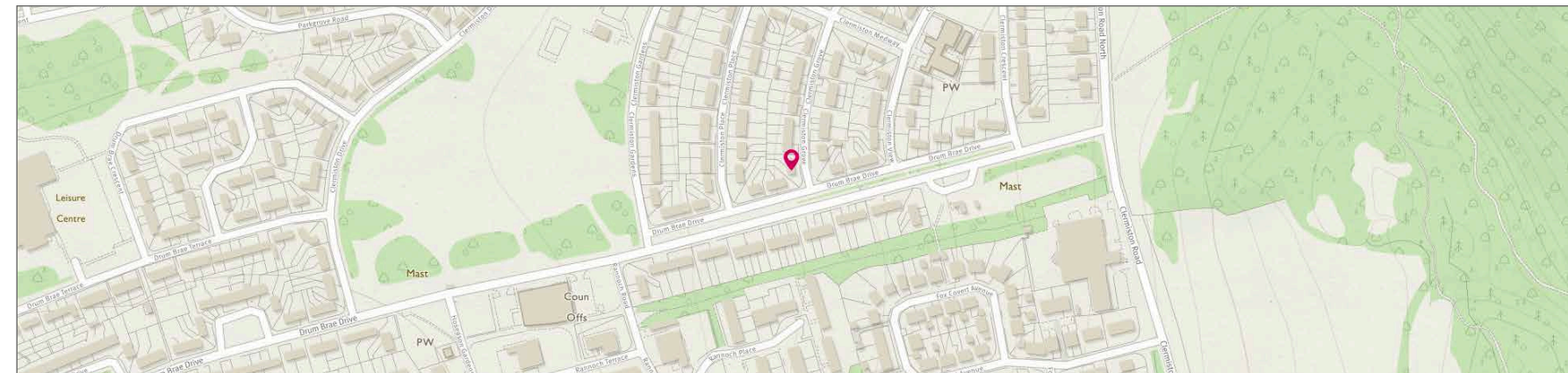
Approximate Dimensions (Taken from the widest point)

Lounge	5.63m (18'6") x 3.53m (11'7")
Kitchen	3.35m (11') x 2.65m (8'8")
Bedroom 1	4.56m (15') x 3.00m (9'10")
Bedroom 2	4.01m (13'2") x 2.54m (8'4")
Bathroom	2.18m (7'2") x 1.68m (5'6")

Gross internal floor area (m²): 74m²

EPC Rating: C

Extras (Included in the sale): All fixtures, fittings, floors coverings, integrated appliances.





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Text and description
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