

49 Clermiston Place

EDINBURGH, EH4 7DR



*THIS PROPERTY IS SUBJECT TO A
BUYER'S PREMIUM*



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McEwan Fraser Legal are delighted to present to the market this beautiful two bedroom property in a highly desirable location. The current owners have upgraded it to an excellent standard.

Internally the property is in impeccable condition and is ready to move straight in. The home comprises an entrance hallway, a bright and comfortable lounge with a beautiful window allowing for plenty of natural light. There is also a brand new storage unit ensuring the living space is kept clutter free. The kitchen benefits from being modernised and ample wall and base units, a mixture of free-standing and integrated appliances, including a hob, oven and extractor hood. Natural light floods this great space. There are also two bright and spacious double bedrooms, all of which have plenty of space for free-standing furniture that would fit a range of furniture configurations. Finally, a modern family shower room, with a convenient walk in shower – completes the accommodation.

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.

the lounge









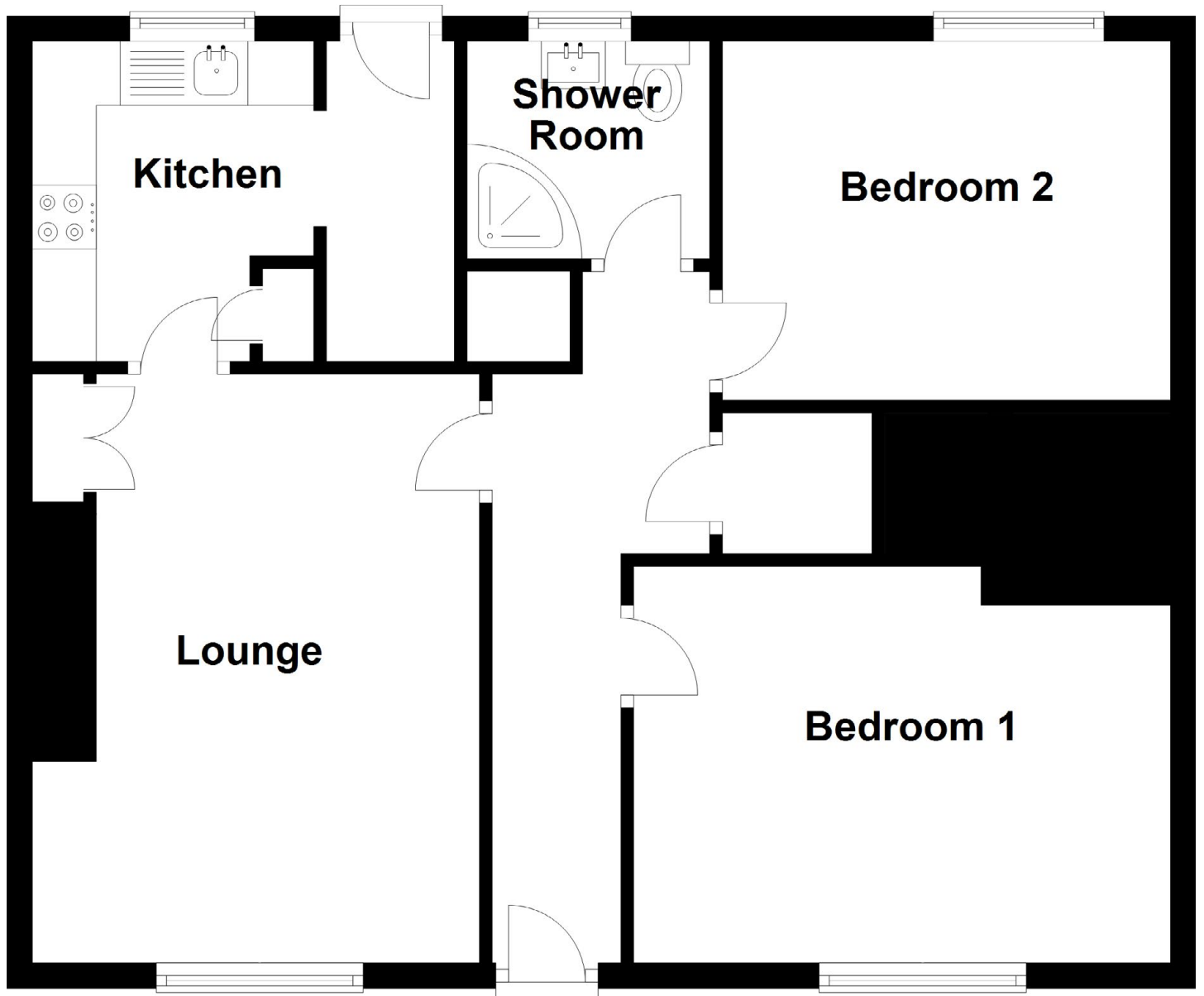
bedroom 1





bedroom 2





Approximate Dimensions

(Taken from the widest point)

Lounge	4.60m (15'1") x 3.50m (11'6")
Kitchen	2.50m (8'2") x 2.20m (7'3")
Bedroom 1	4.20m (13'9") x 3.10m (10'2")
Bedroom 2	3.50m (11'6") x 2.80m (9'2")
Shower Room	1.90m (6'3") x 1.70m (5'7")

Gross internal floor area (m²): 64m²

EPC Rating: C

Buyer's Premium Value: £3400



The image shows the exterior wall of the Drumbrae Leisure Centre. The wall is light-colored with a textured finish. At the top, there is a long, narrow window with a grid pattern. Below the window, the name 'Drumbrae Leisure Centre' is written in large, dark, sans-serif letters. Underneath that, 'THE CITY OF EDINBURGH COUNCIL' is written in smaller, dark, sans-serif letters. The sky is visible in the upper right corner, showing a blue sky with some clouds.

Drumbrae Leisure Centre

THE CITY OF EDINBURGH COUNCIL

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.

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shopping
centre

TESCO express

Majestic 

BAYNE'S
Family Bakers 

omnicare⁺ PHARMACY

CAFFÈ NERO

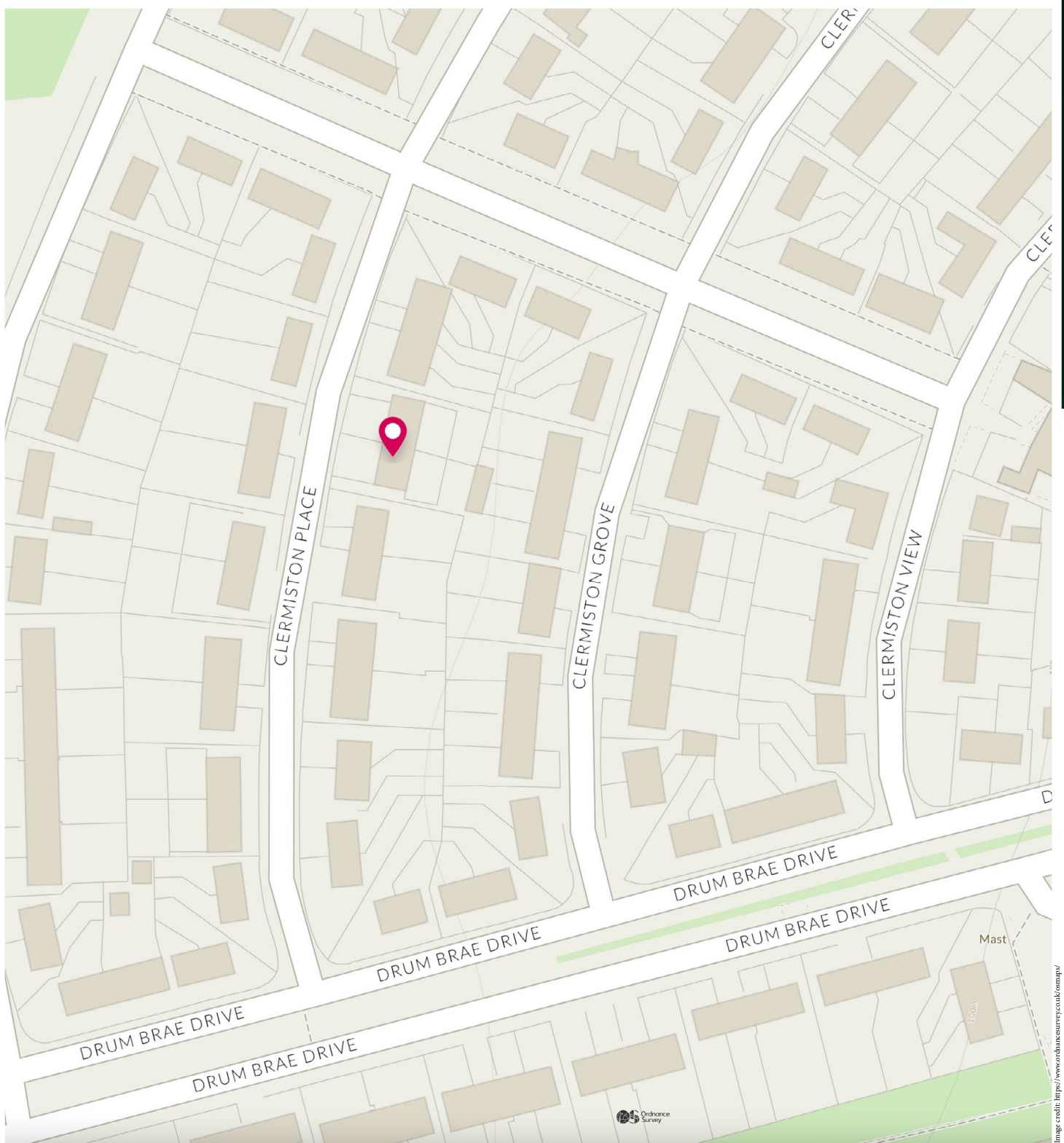
THE ITALIAN COFFEE HOUSE

TONY MACARONI 
VIVE PER MANGIARE

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Road
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