

# 24/5 Durrar Drive

EDINBURGH, EH4 7JJ



*Rarely available two bedroom spacious second floor flat*



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McEwan Fraser is delighted to present to the market this superb two-bedroom, second-floor, flat. The property is suitable for a first-time buyer, downsizer or buy-to-let investor. Internal viewing is highly recommended.

# THE LOUNGE



Accommodation comprises a welcoming entrance hall which gives access to all the accommodation including a spacious lounge with balcony, a fitted kitchen to the front of the property, a bathroom with three piece suite and over the bath electric shower and two double bedrooms. There is ample storage throughout the property, gas central heating, double glazing and two large storage cupboards externally.



# THE KITCHEN



# THE BATHROOM





# BEDROOM 1





# BEDROOM 2



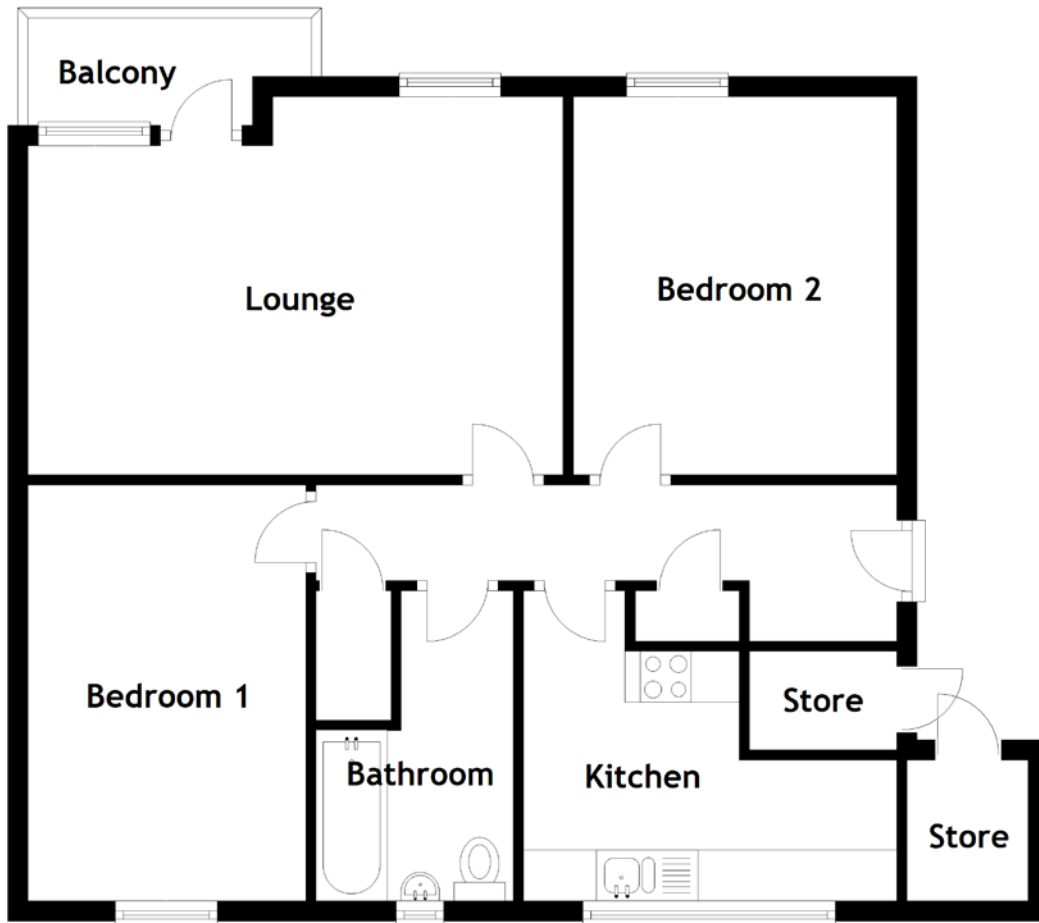


# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

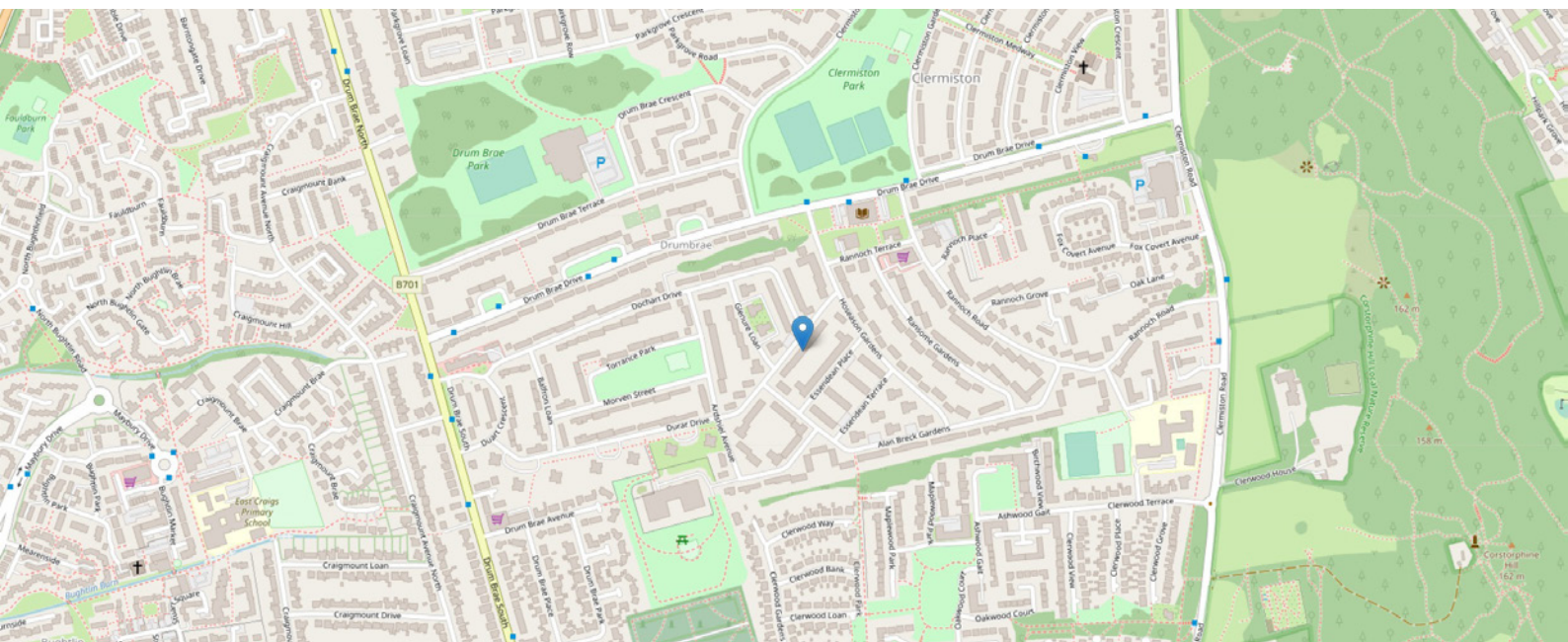


Approximate Dimensions (Taken from the widest point)

Lounge 5.26m (17'3") x 3.72m (12'2")  
 Kitchen 3.67m (12') x 3.05m (10')  
 Balcony 2.78m (9'2") x 1.16m (3'10")

Bedroom 1 4.09m (13'5") x 2.73m (8'11")  
 Bedroom 2 3.72m (12'2") x 3.15m (10'4")  
 Bathroom 3.05m (10') x 1.94m (6'4")

Gross internal floor area (m<sup>2</sup>): 71m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Clermiston is a well-established residential district situated on the west side of Edinburgh. The area provides excellent local shops and amenities providing all the normal daily requirements. Drumbrae Leisure Centre is also within walking distance of the property. 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. There are also good bus links making the property in easy reach of many places including Princes St and The Gyle as well as a direct link to Edinburgh airport with the airport bus stopping across from the property. Local schools for the area include Clermiston and Fox Covert Primary Schools with The Royal High and Craigmount High School at secondary level.



# McEwan Fraser Legal

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