

16 Alan Breck Gardens

EDINBURGH, EH4 7HU



*SPACIOUS THREE BEDROOM END-TERRACED PROPERTY
IN EDINBURGH'S DESIRABLE CLERMISTON AREA*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this three-bedroom spacious end-terraced family home in the heart of Edinburgh's very popular residential area of Clermiston.

Inside, the property comprises of a spacious living area with many possibilities for furniture arrangements. The living room also provides access to the conservatory which leads to the private back garden. The conservatory was added to the property to provide some additional living space, the radiators making this an all-year-round room. A fully equipped kitchen which is very generously proportioned. It could, however, benefit from upgrading. On the ground floor there is also the addition of the storage room which also provides separate access to the conservatory and then onto the back garden. The house has three spacious, generous bedrooms, two of which are double bedrooms, and the third is a spacious single. The property benefits from one main family bathroom which had been altered for mobility and is fitted with a three-piece shower suite.

In addition to this, the property includes gas central heating, double-glazed windows, single garage, private front and back gardens as well as off-street parking in the driveway. It is expected that the house will be of particular interest and early viewing is recommended.





The Kitchen





Conservatory







Bedroom 1

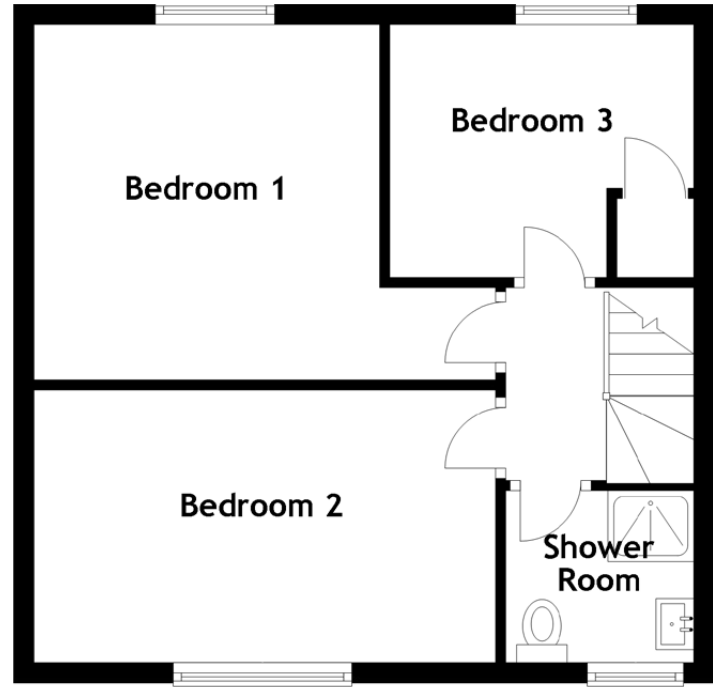
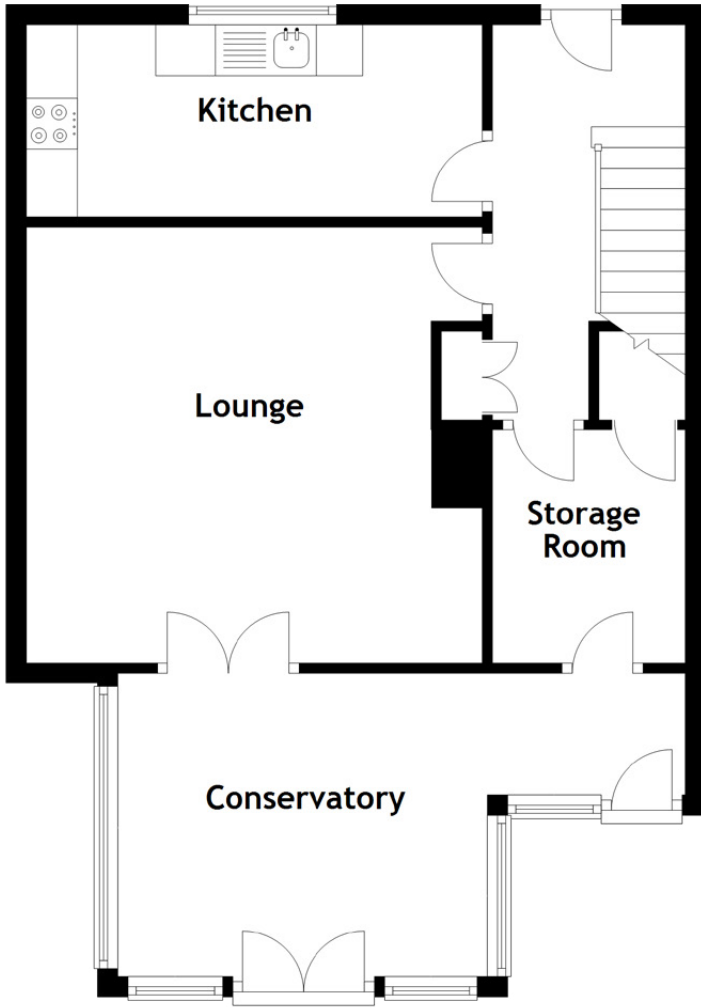




Bedroom 1







Approximate Dimensions

(Taken from the widest point)

Lounge	4.50m (14'9") x 4.30m (14'1")
Kitchen	4.50m (14'9") x 1.90m (6'3")
Conservatory	5.60m (18'5") x 3.00m (9'10")
Storage Room	2.30m (7'7") x 1.90m (6'3")
Bedroom 1	3.50m (11'6") x 3.41m (11'2")
Bedroom 2	4.55m (14'11") x 2.69m (8'10")
Bedroom 3	3.00m (9'10") x 2.50m (8'2")
Shower Room	1.85m (6'1") x 1.70m (5'7")

Gross internal floor area (m²): 101m²

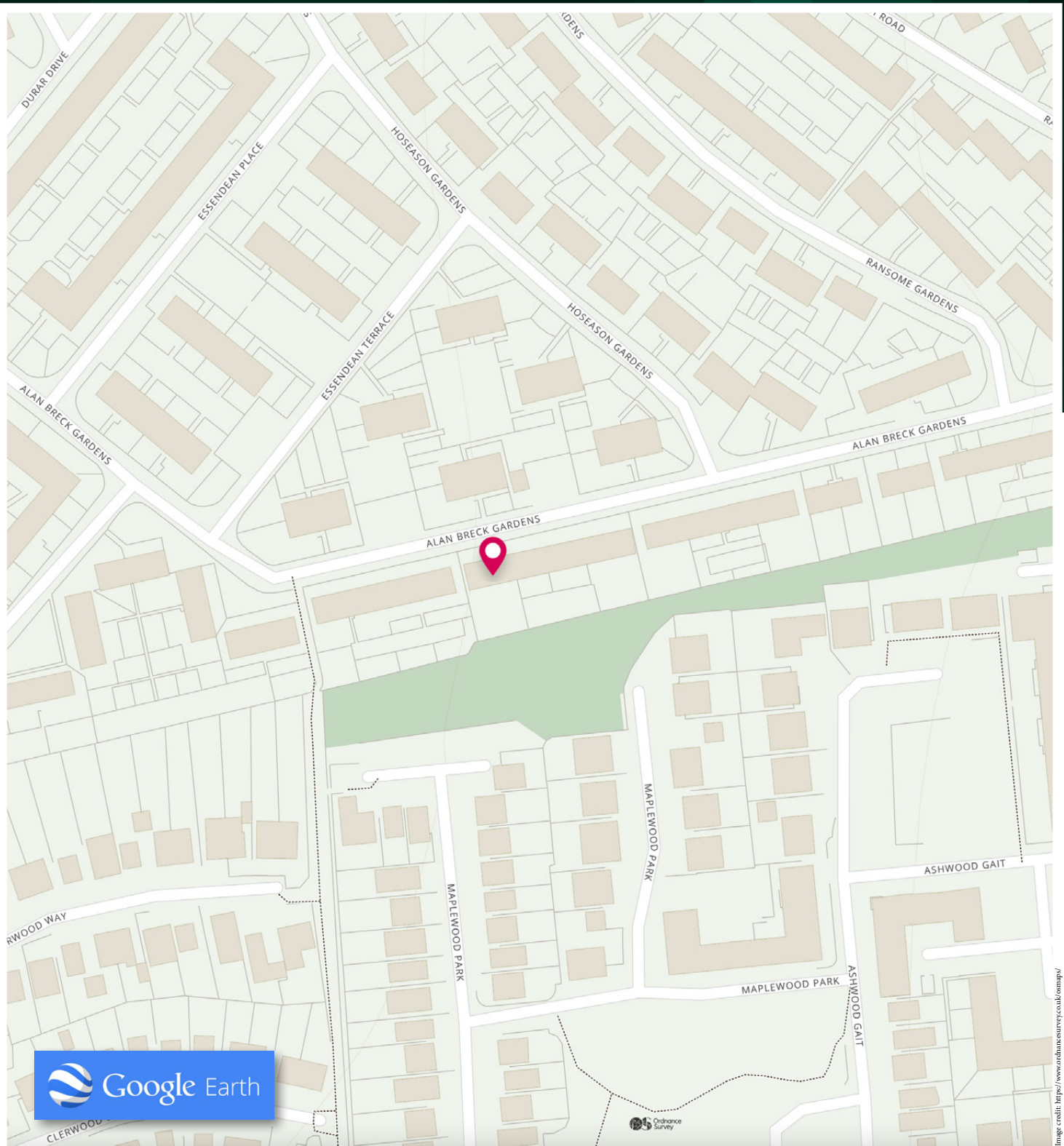
EPC Rating: C





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 each 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 for the area include Clermiston Primary School and The Royal High Secondary School.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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