

22/5 Parkgrove Road

EDINBURGH, EH4 7RR



*SPACIOUS THREE BEDROOM FLAT IN
EDINBURGH'S POPULAR CLERMISTON AREA*



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McEwan Fraser Legal is delighted to present this three bedroom generously proportioned flat in Edinburgh's popular Clermiston area.

Inside, the property comprises of a spacious living area which is flooded by natural light through the large windows and will accommodate with ease various furniture configurations. The kitchen has space for a range of white goods as well as benefitting from a dry store.

The property also benefits from three good-sized bedrooms. There is a family bathroom and a separate WC which serves the property well.

The property benefits from electric heating and full double glazing, making for a cosy home year round. In addition to this, the property has a handy drying room on the communal landing and off-street parking.

The Location

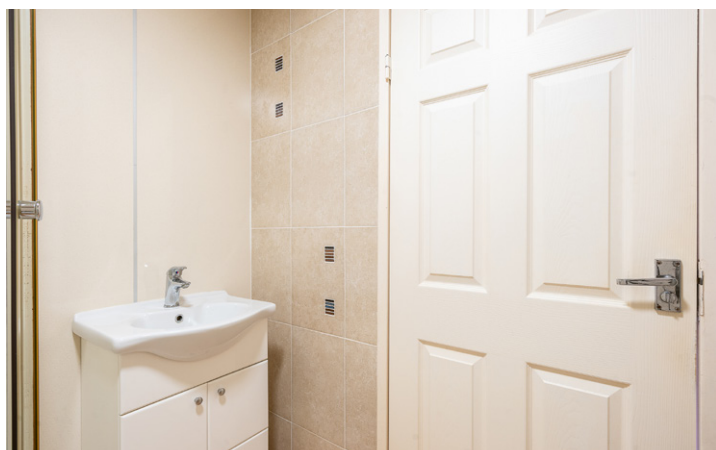
the kitchen



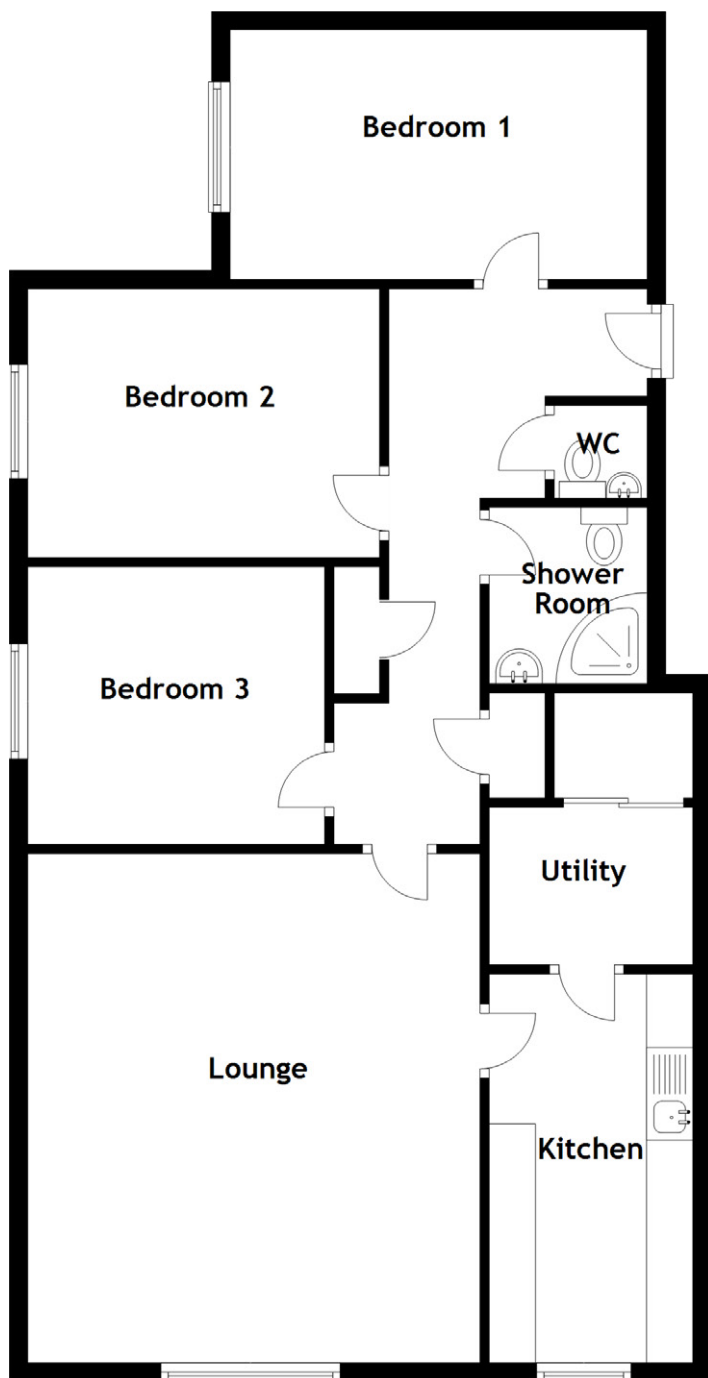
*“...THE
PROPERTY
ALSO BENEFITS
FROM THREE
GOOD-SIZED
BEDROOMS...”*



shower room







Approximate Dimensions
(Taken from the widest point)

Lounge	5.50m (18'1") x 4.30m (14'1")	Utility	2.20m (7'2") x 1.70m (5'7")
Kitchen	4.20m (13'9") x 2.20m (7'2")	WC	1.00m (3'3") x 1.00m (3'3")
Bedroom 1	4.50m (14'9") x 2.70m (8'10")		
Bedroom 2	3.80m (12'5") x 2.90m (9'6")		
Bedroom 3	3.20m (10'6") x 3.00m (9'10")		
Shower Room	1.90m (6'3") x 1.70m (5'7")		
Gross internal floor area (m ²): 91m ²			
EPC Rating: D			

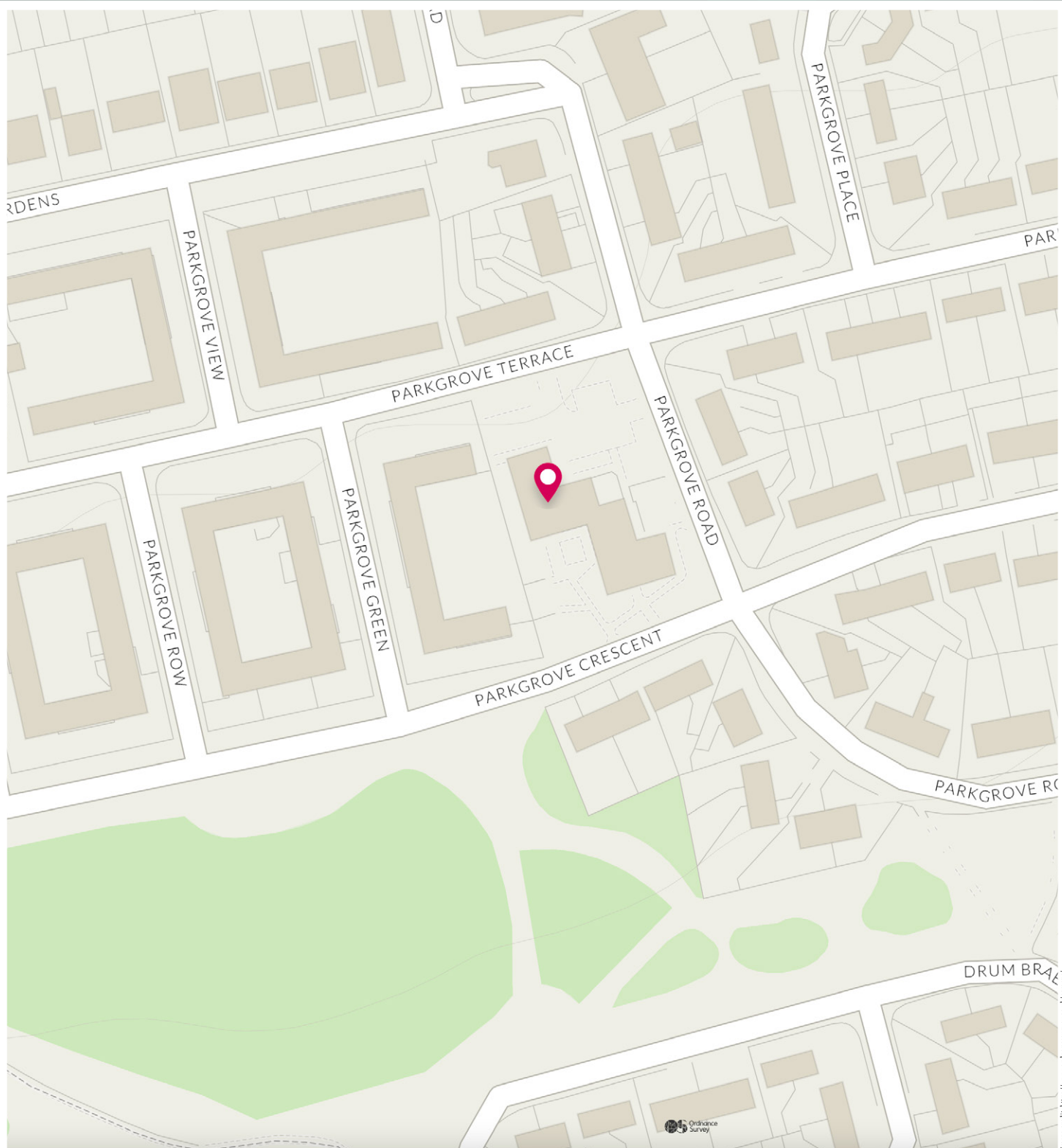




Parkgrove Road is located in a popular and much sought after established residential area in a north-western district of the city. The area is well served by local amenities including schools, shops, and recreational facilities.

Nearby Corstorphine is just a walk away and offers a further choice of amenities including a 24-hour Tesco superstore. Easy access to the Gyle Shopping Centre that has a Morrisons supermarket, Marks and Spencer and many of the major High Street stores. It is only a short distance from Edinburgh's city centre as well.

Recreational facilities include the Drumbrae Leisure Centre, the David Lloyd Leisure Club, Bruntsfield and The Royal Burgess Golf Courses as well as delightful walks at Cramond and Corstorphine Hill and the beautiful Davidson's Mains Park. There is a regular bus service to and from the city centre and surrounding areas and the railway station at South Gyle offers connections into Edinburgh. Easy access of the business centres at South Gyle and the headquarters of the Royal Bank of Scotland at Gogar. The main commuting routes including the City Bypass, M8, M9, Forth Road bridge and Edinburgh International Airport are all only a short drive from the property.



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