

  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**16 Clermiston Grove**

CLERMISTON, EDINBURGH, EH4 7DE



# THE LOCATION

## CLERMISTON

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.



# THE PROPERTY

## 16 CLERMISTON GROVE

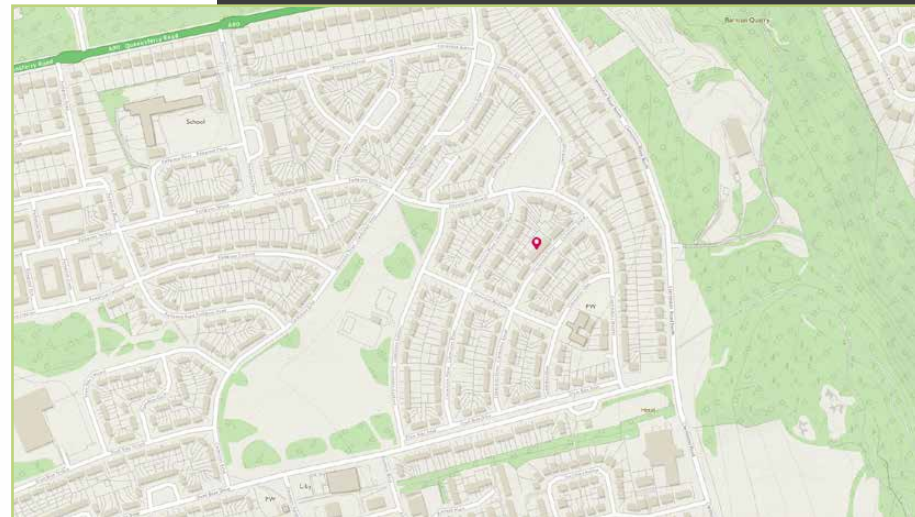
An excellent opportunity has arisen to acquire this popular one bedroom main door flat, making for an ideal first-time-buyer or buy-to-let opportunity while being well located within the popular Clermiston area of Edinburgh.

Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order, while briefly consisting of; an entrance vestibule, open plan, partially tiled lounge/kitchen/diner which benefits from an integrated electric 4 hob/oven, extractor hood and a large double storage cupboard, a spacious double bedroom and a three-piece, partially tiled shower-room.

This property also benefits from; wall mounted electric heaters, full double glazing and more than on-street parking to accommodate for residents and visitors alike to the front.





Approximate Dimensions  
(Taken from the widest point)

Open Plan Living	4.26m (14') x 3.85m (12'8")
Bedroom	3.49m (11'5") x 2.91m (9'7")
Shower Room	2.89m (9'6") x 0.85m (2'9")

Gross internal floor area (m<sup>2</sup>): 32m<sup>2</sup>

EPC Rating: E

Extras (Included in the sale): All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.



CLERMISTON PARK



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