

# 4/6 Alan Breck Gardens

CLERMISTON, EDINBURGH, EH4 7JE



*Superb two-bedroom, second-floor, flat with balcony  
presented in excellent internal condition*



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McEwan Fraser is delighted to give a discerning buyer the opportunity to acquire this superb two-bedroom, second-floor, flat with a balcony. The property is presented in excellent internal condition and would make an ideal first-time buy, or a sound buy-to-let investment. Internal viewing is highly recommended.

# THE LIVING ROOM



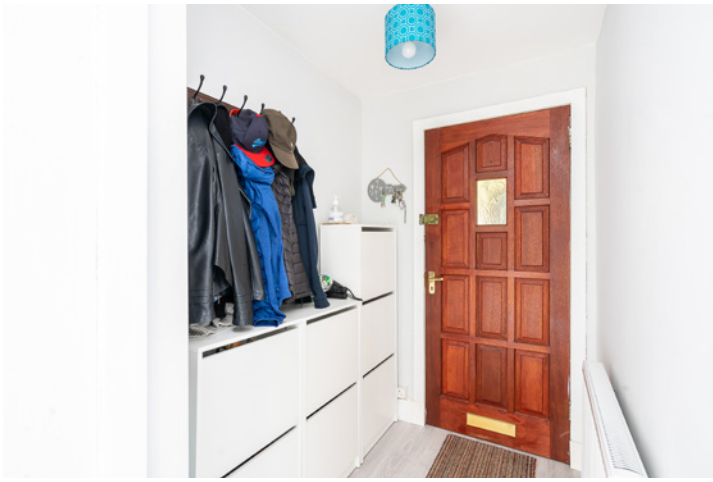
Internal accommodation is focused on a bright and neutrally finished living room with access to the south-facing balcony that benefits from a good amount of sunshine. The ample floor space on offer gives plenty of space for a full suite of furniture including a dining table. This will give the new owner plenty of scope to create their ideal entertaining space.

# THE KITCHEN



The property also benefits from a generous kitchen with a full range of base and wall-mounted units set against a tiled splash back. The units offer excellent prep and storage space and there is a mixture of integrated and freestanding appliances.





Bedroom one is a generous, rear-facing, double with ample space for a full suite of freestanding bedroom furniture. Bedroom two is also a well-proportioned double, neutrally finished, and overlooks the front of the property. A modern bathroom completes the accommodation with a white suite, heated towel rail and shower over bath.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2

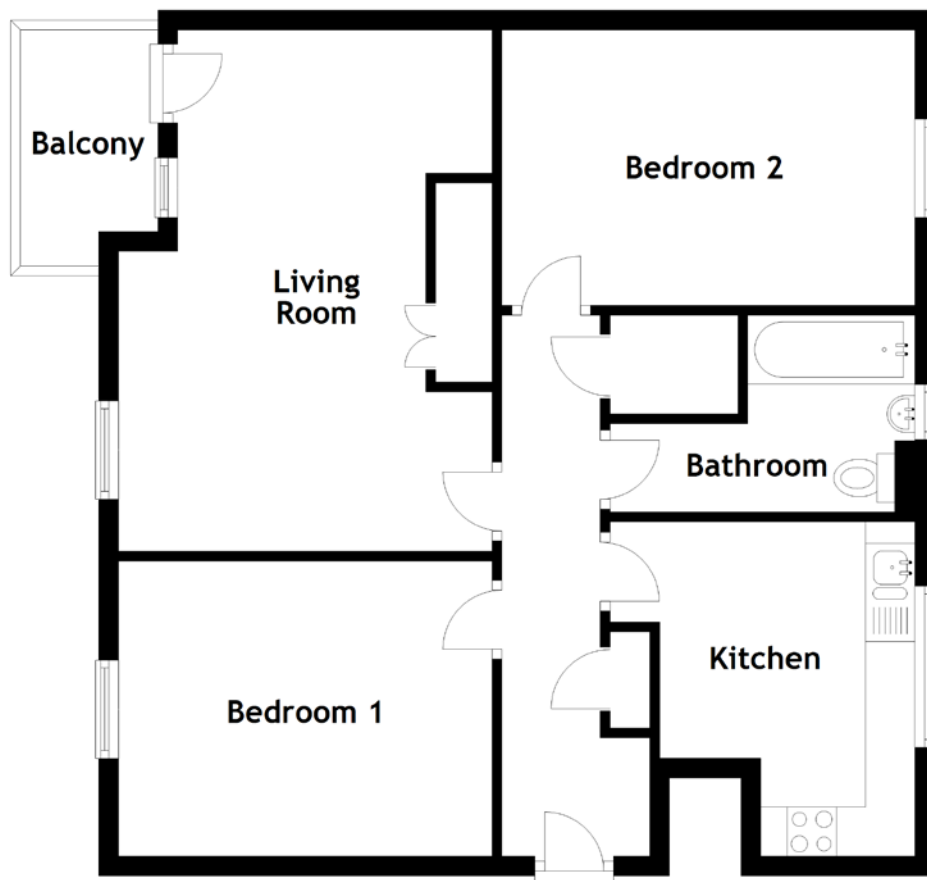


Further benefits include gas central heating, double glazing, plenty of storage space and unrestricted parking.

# EXTERNAL & BALCONY



# FLOOR PLAN, DIMENSIONS & MAP

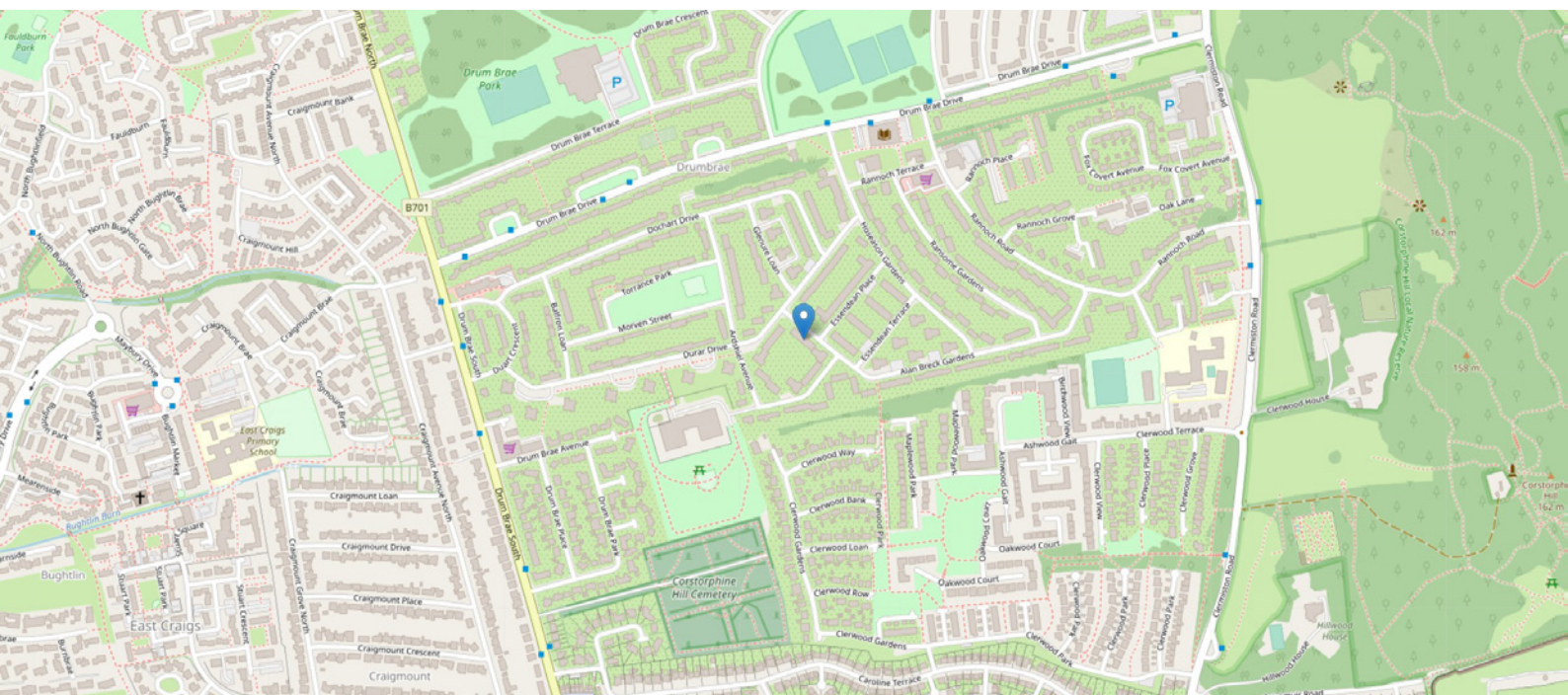


Approximate Dimensions  
(Taken from the widest point)

Living Room	5.30m (17'5") x 3.80m (12'6")
Balcony	2.40m (7'10") x 1.50m (4'11")
Kitchen	3.40m (11'2") x 3.10m (10'2")

Bedroom 1	3.80m (12'6") x 3.00m (9'10")
Bedroom 2	4.20m (13'9") x 2.80m (9'2")
Bathroom	2.70m (8'10") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup>  
EPC Rating: C



# THE LOCATION

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 Drum Brae to the west.





There are excellent local shops and amenities and these will provide all the normal daily requirements. For those interested in keep fit activities, 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.



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