

28 Claverhouse Drive

THE INCH, EDINBURGH, EH16 6BU



*Spacious Three Bedroom Terraced House
Sandwiched Between The Inch & Liberton*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this three-bedroom family home which is in need of modernisation and upgrading.

THE LIVING ROOM



Inside, the property comprises of:

- The property benefits from a large south-facing living room which also benefits from access to a bedroom or dining room.
- The kitchen is generously proportioned and requires reinstatement due to age however provides access to the private garden which is a great size and also has under-stair storage.

THE DINING ROOM



THE KITCHEN





- On the first floor of the property there are two spacious double bedrooms.
- The house has one bathroom on the first floor and is generously proportioned.
- There is a spacious attic which is accessed from the hatch on the landing which gives access to great storage.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

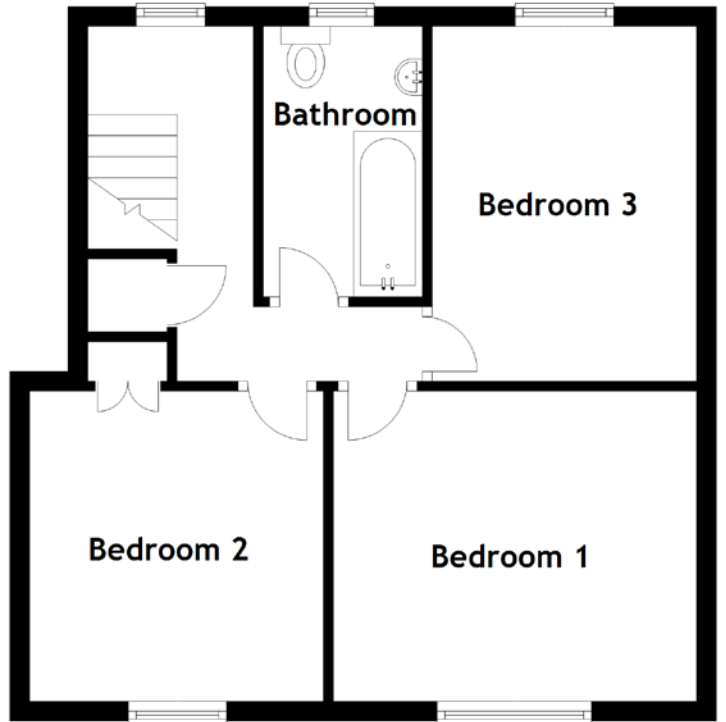
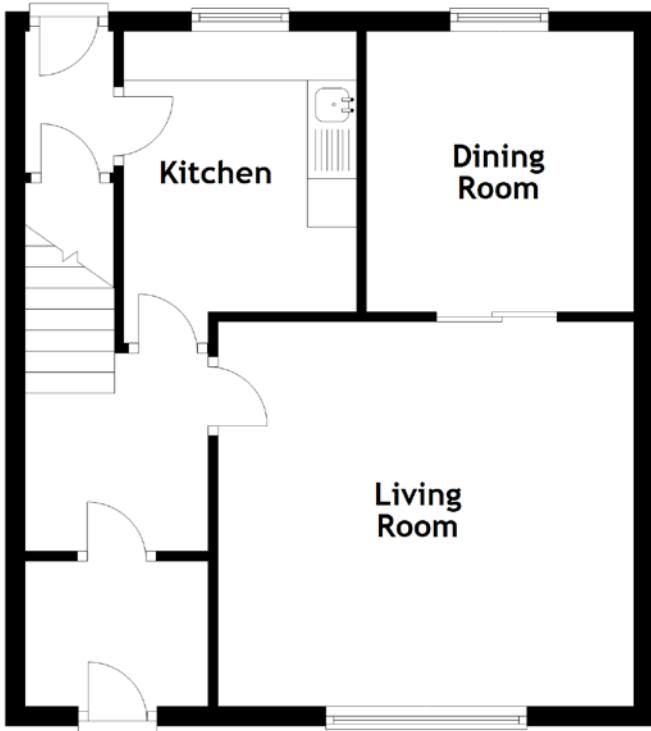


In addition, the property has excellent on-street free parking, double glazed windows and offers an excellent opportunity for investors or couples looking to get their hands dirty.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

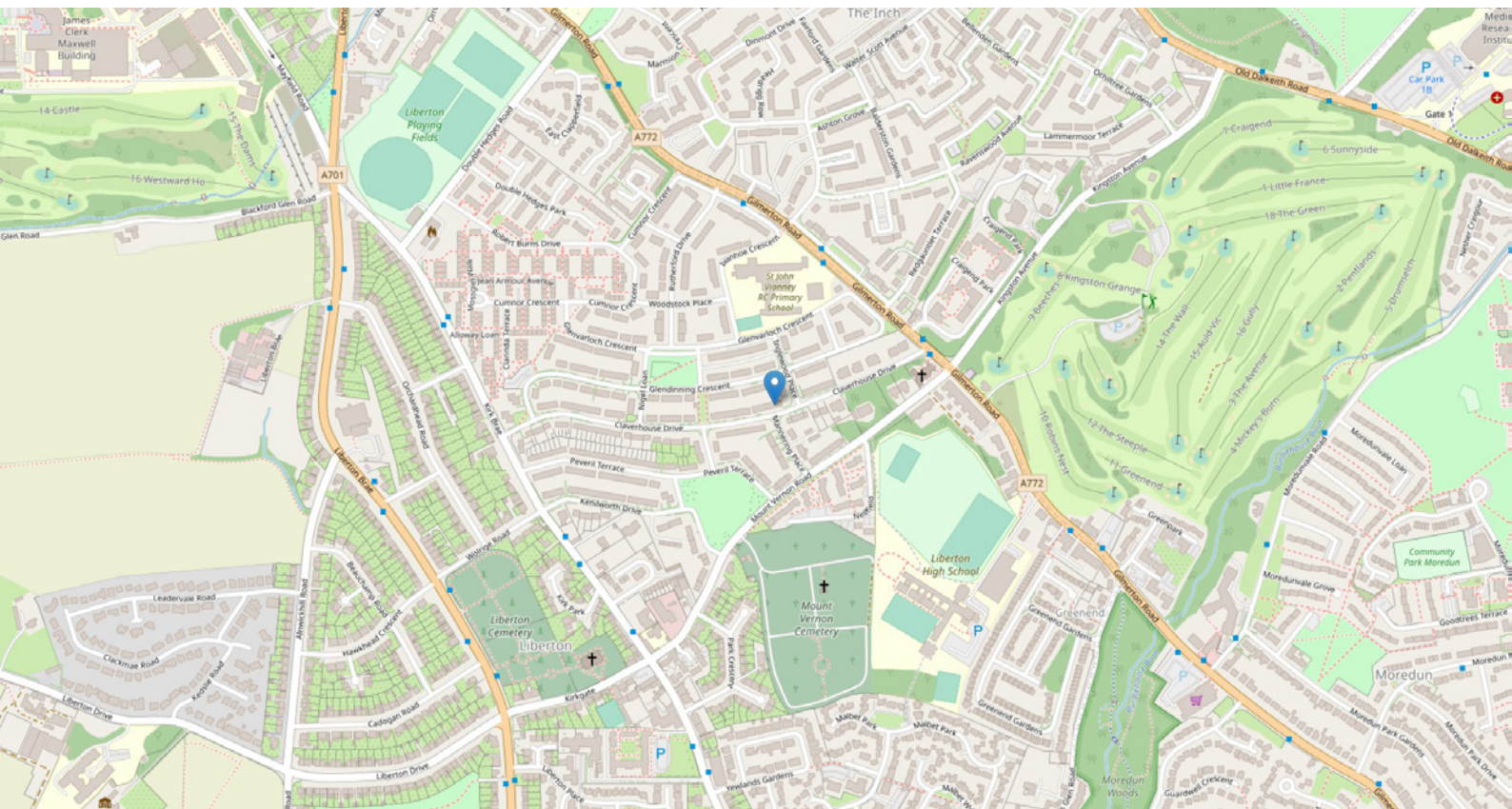


Approximate Dimensions (Taken from the widest point)

| | |
|-------------|---------------------------------|
| Living Room | 4.23m (13'11") x 3.91m (12'10") |
| Dining Room | 2.85m (9'4") x 2.72m (8'11") |
| Kitchen | 3.17m (10'5") x 2.37m (7'9") |
| Bedroom 1 | 3.69m (12'1") x 3.26m (10'8") |

| | |
|-----------|--------------------------------|
| Bedroom 2 | 3.15m (10'4") x 2.99m (9'10") |
| Bedroom 3 | 3.61m (11'10") x 2.69m (8'10") |
| Bathroom | 2.75m (9') x 1.62m (5'4") |

Gross internal floor area (m²): 90m²
EPC Rating: E



THE LOCATION

The property is located in the Inch area of Edinburgh, which lies to the south of the city centre. It is a short cycle or walk away from Edinburgh Royal Infirmary and well positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community.





Further shops are available at the Cameron Toll Shopping Centre, which can be accessed on foot in as little as ten minutes, with adjoining Newington just a little further afield. Schooling is well represented from nursery to senior level.

An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas.

The city bypass and main motorway networks are also within easy reach.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
BEN STEWART CLARK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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