



4/6 Duart Crescent,
Edinburgh, EH4 7JS



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Located within the popular Clermiston area of Edinburgh is this bright and well-proportioned maisonette flat on the first and second floors with gas central heating (new boiler installed in 2025) and double glazing.

The accommodation comprises an entrance hallway with understairs storage cupboard and a good sized lounge with balcony. The kitchen has a window and is fitted with a range of base and wall units with the oven, hob, washing machine, fridge/freezer and dishwasher remain. On this level, there is also a bathroom with window fitted with a three piece white suite with shower over the bath. Upstairs there are three double bedrooms.

Externally there is a shared drying green and the property benefits from a private external store cupboard.

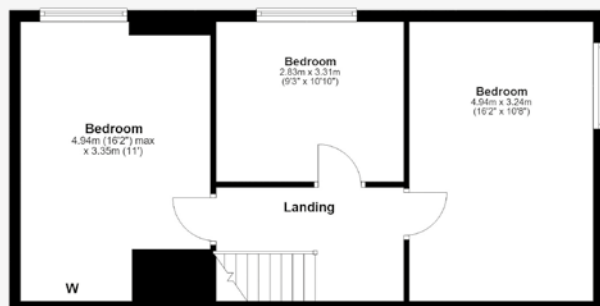
Early internal viewing of this property is essential to fully appreciate the spacious accommodation in this most popular location.

Area Description

Clermiston, set to the west of Edinburgh city centre. The area offers a choice of shops, regular bus services to and from the city centre plus there are both primary and secondary schools within the area. Leisure amenities include the Drum Brae Swim Centre, The David Lloyd Centre and Clermiston Park. Further shopping is available at Tesco and Lidl at Corstorphine and the Gyle Shopping Centre. For commuters, ready access is available to the central motorway network, the city by-pass, Edinburgh International Airport and the Queensferry Crossing.

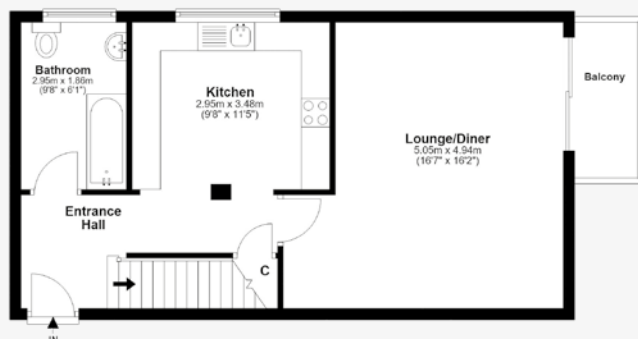


Second floor



Accommodation

Lounge/Diner:	5.05m x 4.93m	(16'7" x 16'2")
Kitchen:	2.95m x 3.48m	(9'8" x 11'5")
Bathroom:	2.95m x 1.85m	(9'8" x 6'1")
Bedroom 1:	4.93m x 3.25m	(16'2" x 10'8")
Bedroom 2:	4.93m x 3.35m	(16'2" x 11')
Bedroom 3:	2.82m x 3.3m	(9'3" x 10'10")



First floor

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



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