



32/7 Hoseason Gardens, Edinburgh, EH4 7HB

This beautifully presented two-bedroom second-floor flat offers bright, stylish and exceptionally well-maintained accommodation within the popular residential area of Clermiston.

Finished in an attractive palette of soft, neutral tones, the property has a calm and contemporary feel throughout. A modern kitchen and bathroom, generous storage and two comfortable double bedrooms make this a home that is ready to move straight into. The private balcony and garden plot provide valuable outdoor space, while double glazing and gas central heating add to its everyday comfort and efficiency.

The property would make an excellent first home, while also appealing to professionals, downsizers or those seeking a well-placed investment in western Edinburgh.

The accommodation comprises:

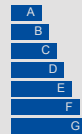
- Welcoming entrance hallway with two generous storage cupboards.
- Bright and well-proportioned living and dining room enjoying a peaceful rear-facing aspect. Oak-effect laminate flooring creates a warm, contemporary finish, while a shelved press provides useful storage space. A glazed door opens directly onto the private balcony, offering an inviting spot for morning coffee or relaxed outdoor dining.
- Contemporary kitchen fitted with a range of shaker-style wall and base units, complemented by granite-effect laminate worktops, tiled splashbacks and an inset stainless-steel sink. Dual-aspect windows bring excellent natural light into the room, which also offers space for a breakfast table and chairs.



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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- Two spacious double bedrooms, both attractively decorated and offering ample room for freestanding furniture. One with a deep cupboard with shelves and for hanging clothes.
- Modern bathroom fitted with a white three-piece suite comprising a bath with shower and glazed screen, wash-hand basin and WC. Tiling around the bath and tiled floor completes the fresh, practical finish.
- Hall with two large cupboards.
- Full gas central heating and double glazing.

Exterior

The flat benefits from its own private balcony, which enjoys an open outlook across the surrounding gardens and provides a lovely extension of the living space.

To the rear of the building is a shared drying green, together with a private garden plot belonging to the property-an especially appealing feature for a flat of this style.

Location

Hoseason Gardens enjoys a convenient position within the established residential area of Clermiston, immediately north of Corstorphine and within easy reach of an excellent range of everyday amenities.

A Scotmid convenience store and the Drum Brae Library Hub are located nearby, while Corstorphine's bustling St John's Road offers a varied selection of independent shops, cafés, restaurants, banks and professional services. Further shopping is available at the Tesco Extra on Meadow Place Road and at The Gyle Shopping Centre, which is home to a broad range of high-street retailers and supermarkets.

The area is well served by schooling at primary and secondary levels. Recreational facilities include Drum Brae Leisure Centre and the David Lloyd Club, while nearby Corstorphine Hill provides scenic woodland walks, open green space and far-reaching views across the city.

Frequent bus services operate from Drum Brae Drive, offering straightforward connections to the city centre, Edinburgh Park and Edinburgh Airport. The property is also conveniently positioned for access to the City Bypass, Queensferry Crossing and Scotland's central motorway network.

Extras

All fitted floor coverings, blinds, curtains and light fittings are included in the sale. Selected items of furniture may be available by separate negotiation.

Council Tax - Band B





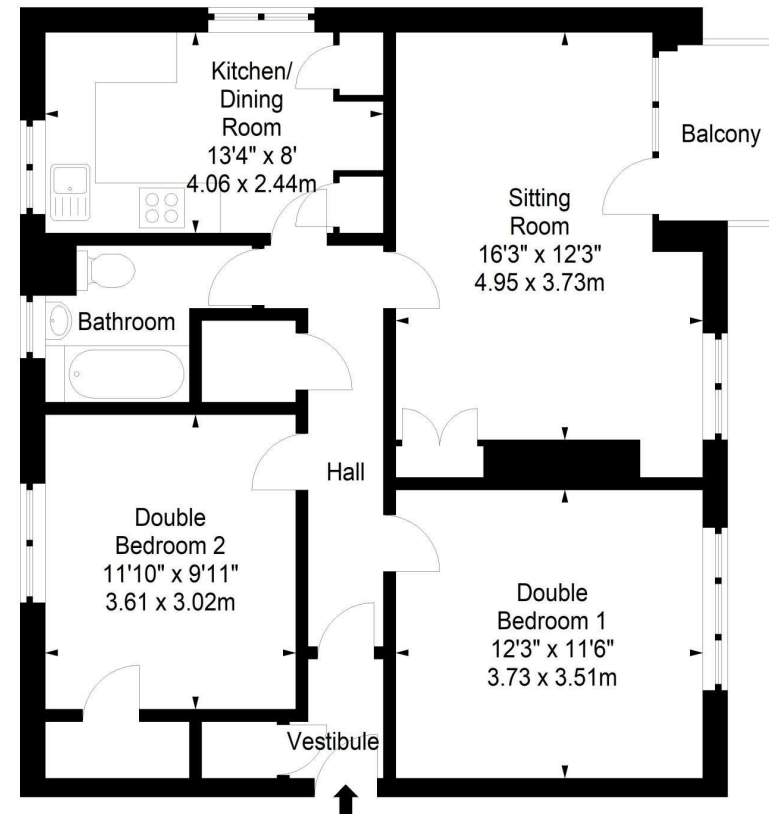
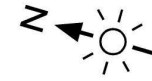




**Hoseason Gardens,
Edinburgh,
Midlothian, EH4 7HB**



Approx. Gross Internal Area
763 Sq Ft - 70.88 Sq M
For identification only. Not to scale.
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Second Floor

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Offers can be submitted in writing, fax or email:

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