



26/2 Hoseason Gardens,
Edinburgh, EH4 7HG



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Located in the popular Clermiston area of Edinburgh is this spacious ground floor flat which has been extended in the past to provide a second public room.

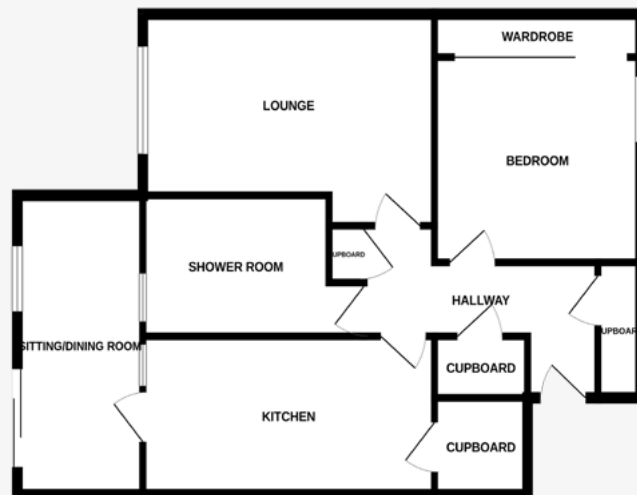
With gas central heating and double glazed windows, the property requires some upgrading but has excellent potential.

The accommodation comprises a hallway with three cupboards, lounge, dining room, fitted kitchen, double bedroom with wardrobe and a shower room.

There is an exclusive garden area to the side.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed.

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.



Accommodation

Lounge:	4.75m x 3.35m	(15'7" x 11')
Dining RoomKitchen:	3.35m x 1.98m	(11' x 6'6")
Bedroom:	3.56m x 2.8m	(11'8" x 9'2")
Shower Room:	2.67m x 1.55m	(8'9" x 5'1")

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.**

For more information or to register your interest, please contact:

Aberdein Considine

40-44 Elm Row, Edinburgh, EH7 4AH

47 Lothian Road, Edinburgh, EH1 2DJ

edi@acandco.com

acandco.com

0131 222 9000

Agent's Note

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