



15 PARKGROVE AVENUE

Clermiston, Edinburgh, EH4 7QJ



1

Public Room



2

Bedroom



1

Bathroom

15 PARKGROVE AVENUE

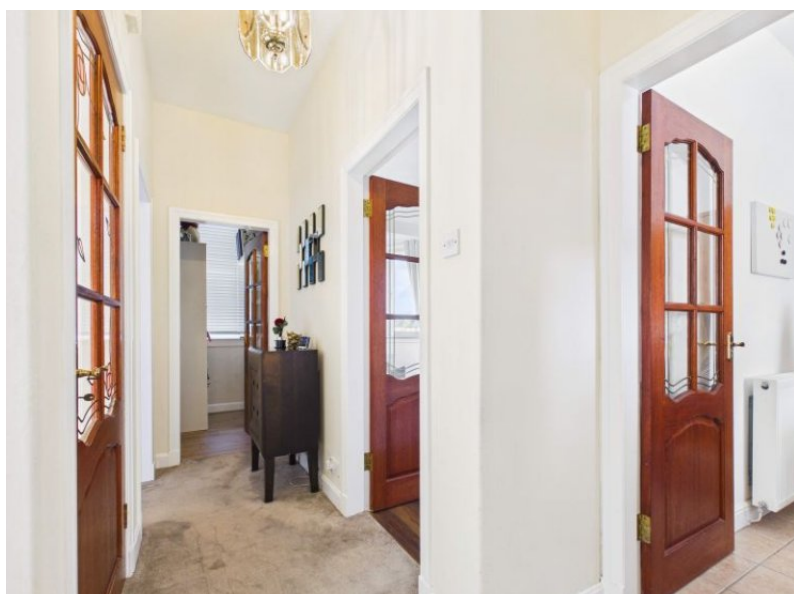
This well-presented two-bedroom, main door upper villa occupies the first floor of a traditional stone building in Clermiston. Offering bright accommodation the property also features a private section of the rear garden, as well as unrestricted on-street parking. Entered on the ground floor, a stair rises to the main hall, where the layout includes a generous bay-windowed living room with a focal-point fireplace and a separate dining kitchen fitted with ample cabinetry and space for a table. There are two double bedrooms, a compact study/box room ideal for home working and a bathroom, while double glazing adds everyday comfort. Positioned within easy reach of local shops, green spaces and transport links, the property makes an appealing home in a well-connected west Edinburgh setting. Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.

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PROPERTY



RECEPTION ROOMS & LIVING SPACE





FEATURES

- Well-presented, main door upper villa in Clermiston
- Ground-floor entrance and stair
- Bright bay-windowed living room with fireplace
- Two double bedrooms both with wardrobes
- Compact study/box room
- Bathroom with three-piece suite and shower-over-bath
- Landscaped, section of private rear garden
- Unrestricted on-street parking
- Gas central heating and double glazing throughout







THE BEDROOMS & BATHROOMS



CLERMISTON, EDINBURGH

Clermiston is a popular leafy residential district to the west of Edinburgh city centre, just north of Corstorphine, combining a settled neighbourhood feel with excellent day-to-day convenience. Local shops and services are close at hand, while nearby Corstorphine and Craighleith retail parks provide a wider choice of supermarkets, high-street retailers and everyday amenities.

Green space is a particular strength, with Hillwood Park, Drum Brae Park and the open slopes of Corstorphine Hill all within easy reach. Drum Brae Leisure Centre offers swimming, gym and indoor sports facilities, and golfers are well served by courses across the west of the city.

The area is served by local primary and secondary schools, with a strong choice of independent schooling accessible across Edinburgh. Regular bus services connect Clermiston with the city centre and surrounding districts, while the location is convenient for Edinburgh Airport, the Queensferry Crossing and the M8/M9 motorway network.



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