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Offers Over

£150,000

30/7 Hoseason Gardens

Clermiston | Edinburgh | EH4 7HE

Forming part of the popular residential area of Clermiston, this attractive and light-filled top floor flat offers well-proportioned accommodation in a highly convenient location. Ideally suited to first-time buyers, couples and investors alike, the property enjoys easy access to a wide range of local amenities, excellent public transport links and convenient routes into Edinburgh City Centre.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

The accommodation is entered via an inviting hallway featuring practical storage and attractive laminate flooring, creating a welcoming first impression. The spacious reception room is flooded with natural light and offers ample room for both lounge and dining furniture, making it an ideal space for relaxing or entertaining. A particular highlight is the private balcony, which provides a pleasant outdoor space to enjoy fresh air and elevated views. The fitted kitchen is well equipped with a range of wall and base units, complemented by both integrated and freestanding appliances. A separate larder provides valuable additional storage, enhancing the practicality of the space. There are two well-proportioned double bedrooms. The principal bedroom benefits from built-in wardrobes and carpeted flooring, providing excellent storage and comfort. The second bedroom enjoys a dual-aspect outlook, allowing for an abundance of natural light, and offers flexibility as a guest room, home office or additional double bedroom. Completing the accommodation is the bathroom, fitted with a three-piece suite and an electric shower positioned over the bath.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings. The wardrobe in the main bedroom, the shoe drawer in the hall together with the fridge/freezer and washing machine will also be included in the sale.

Gardens & Parking

Externally, the property benefits from well-maintained communal gardens and unrestricted on-street parking, adding further appeal to this excellent home.

Viewing

By appointment through Neilsons (0131 625 2222).



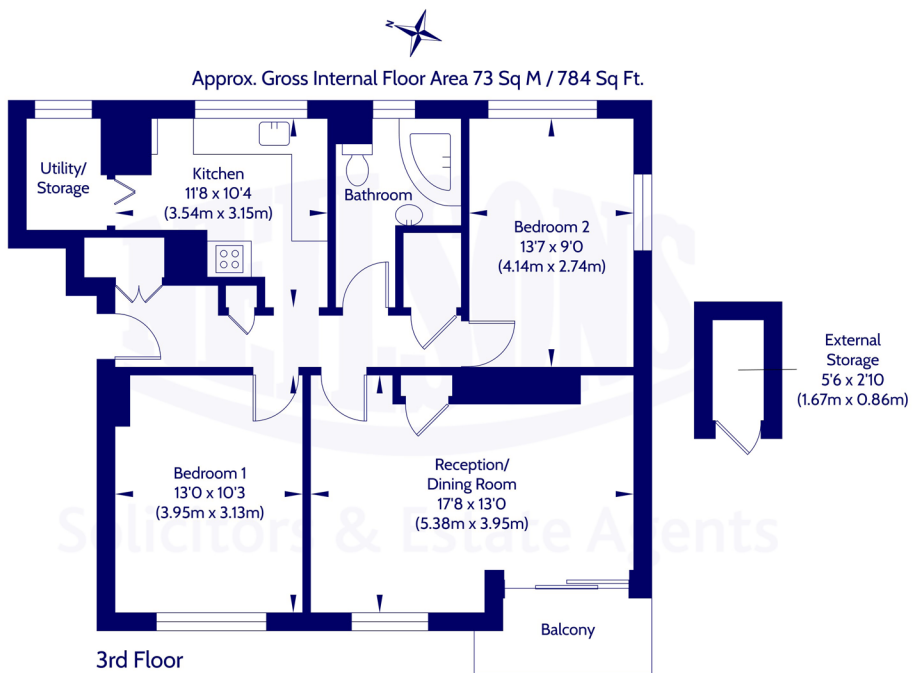


Location

Hoseason Gardens is situated within the established residential area of Clermiston, to the west of Edinburgh, offering a convenient setting for both everyday living and commuting. The surrounding area provides a good range of local amenities, with nearby convenience shopping available at Scotmid and other local retailers, while larger supermarkets and a wider selection of shops can be found at Davidson's Mains, Corstorphine and the surrounding areas. For more extensive shopping, Gyle Shopping Centre and the surrounding South Gyle area are easily accessible, while Craighleith Retail Park provides further options including major retailers and supermarkets. Davidson's Mains is also close by and offers a village-style selection of shops, cafés, food outlets and everyday services. The area is particularly well connected for commuters, with bus stops located close to Hoseason Gardens and regular services providing access towards Edinburgh city centre and surrounding areas. South Gyle Railway Station is approximately 1.3 miles away, offering rail connections across the region, while the nearby City Bypass and wider motorway network provide convenient road links towards Edinburgh Airport, the Queensferry Crossing and destinations throughout central Scotland. There are excellent recreational opportunities nearby, with a number of parks, walking routes and open spaces within easy reach. Davidson's Mains Park, Corstorphine Hill, Ravelston Woods and the Water of Leith provide opportunities for walking and outdoor pursuits, while the nearby Cramond area offers scenic walks along the River Almond and Firth of Forth.

The location is also well placed for schooling, with local primary and secondary education available within the surrounding area, including The Royal High School. Overall, Hoseason Gardens offers a well-connected residential setting with excellent access to amenities, transport links, green spaces and the wider city.





Area excludes garages, outbuildings, attics and eaves if applicable.
 All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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