



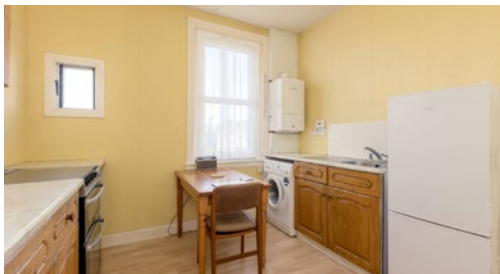
24 Parkgrove Gardens
Clermiston, Edinburgh, EH4 7QL

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule with stairs to upper level.
- Reception hall with access to floored attic via a Ramsay ladder.
- Excellent walk-in storage cupboard which could be used as a home office/study.
- Generously proportioned bay-windowed living room with feature gas fire.
- Dining kitchen with appliances.
- Two good-sized double bedrooms.
- Bathroom with shower.
- Gas central heating.
- Double glazing.
- Shared driveway to side.
- Good-sized L-shaped private garden to rear.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

This upper villa is situated in the popular Clermiston district, a short journey north-west of Edinburgh city centre, with a wide range of local amenities close at hand. Although requiring modernisation and redecoration, the property offers excellent potential for a range of purchasers, particularly first-time buyers or couples.

COUNCIL TAX BAND
TRAIN STATIONS

D.
APPROXIMATELY 4 MILES TO HAYMARKET TRAIN STATION.
APPROXIMATELY 2.5 MILES TO EDINBURGH GATEWAY STATION.

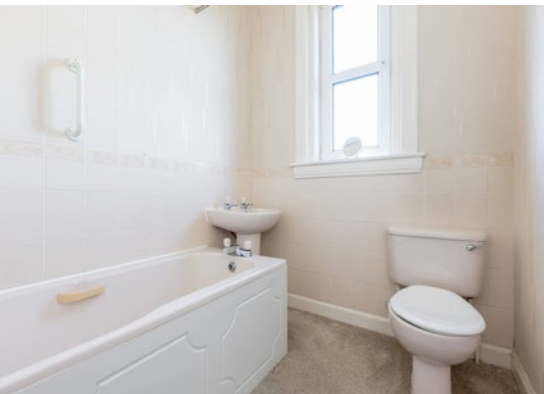
AIRPORT
BUSES

APPROXIMATELY 4.7 MILES TO EDINBURGH AIRPORT.
WITHIN 200 METRES.

LOCATION

Clermiston provides local convenience shopping with the Gyle Shopping Centre and Hermiston Gait only a short drive away and offering a variety of major retail outlets and services. Neighbouring Corstorphine has a Tesco Extra and Lidl Supermarket along with a wide range of independent shops and services, cafes, restaurants & takeaways. Schools catering for all age groups are easily accessible and a frequent public transport service operates close by offering swift access to Edinburgh city centre and the surrounding areas. Leisure and recreational opportunities in the area include the Drumbrae and David Lloyd Leisure Centre's, Corstorphine Hill Nature Reserve, local golf courses, tennis club and the Drumbrae Library and Community Hub. The area is ideal for commuters as links to the City Bypass, M8/ M9, the Queensferry Crossing and Edinburgh International Airport are all nearby.

EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER, FRIDGE/FREEZER AND AUTOMATIC WASHING MACHINE. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



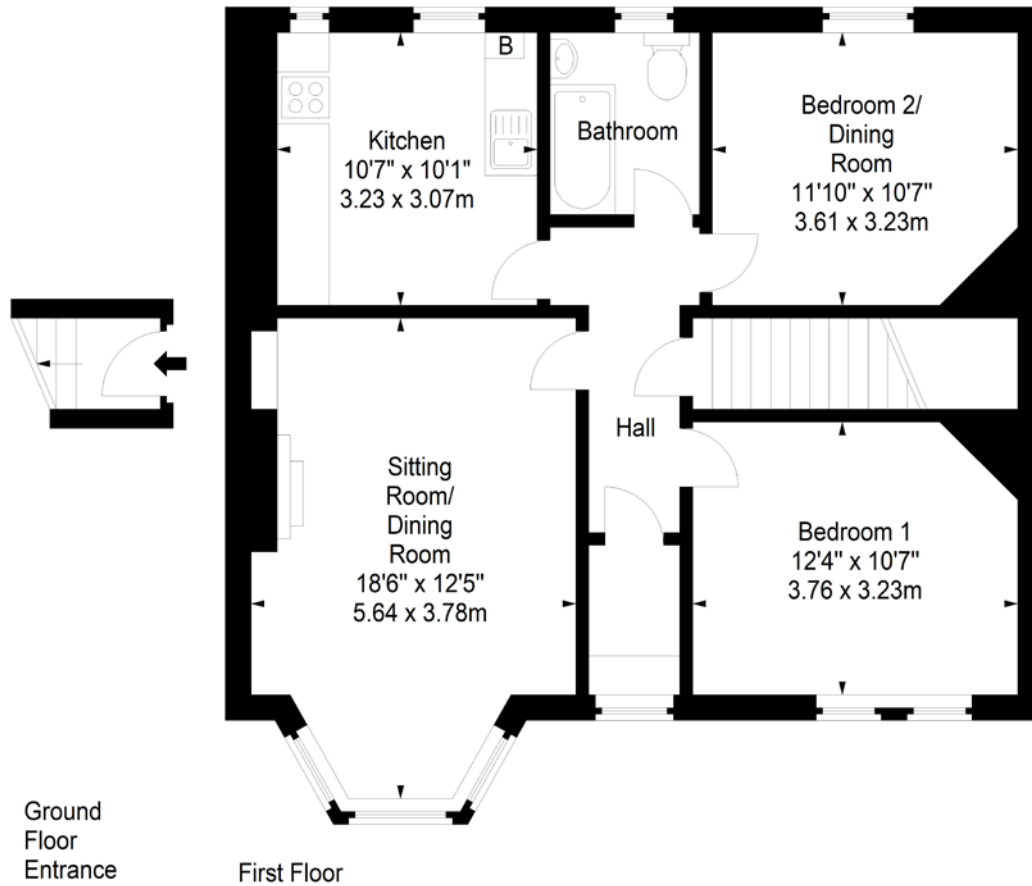
**Parkgrove Gardens,
Edinburgh,
Midlothian, EH4 7QL**



Approx. Gross Internal Area
784 Sq Ft - 72.83 Sq M
For identification only. Not to scale.
© SquareFoot 2026



**ENERGY PERFORMANCE
CERTIFICATE RATING D**



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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.