



Fantastic opportunity to modernise a two-bedroom home



Situated within the popular residential area of Clermiston, this two-bedroom terraced house offers an excellent opportunity for buyers looking to create a home to their own taste. Requiring some modernisation, the property offers well-proportioned accommodation over two levels, with gardens to both the front and rear, double glazing and gas central heating. The accommodation is entered via an entrance hall leading to a welcoming living room, featuring an electric fire and a picture window overlooking the front garden, allowing plenty of natural light into the room. To the rear, the kitchen is fitted with a range of units and appliances, together with a useful utility area providing additional storage and a door giving direct access to the rear garden. On the upper floor, there are two double bedrooms. The master bedroom benefits from a fitted wardrobe and additional cupboard, while the second bedroom offers further comfortable accommodation. The family shower room is fitted with a shower cabinet, wet wall panelling, a heated towel rail radiator and a window providing natural light and ventilation. The landing also provides access to the attic via a Ramsay ladder. Externally, the front garden is attractively presented, with steps leading to the entrance door, pretty planted borders and paved areas. The rear garden offers a pleasant outdoor space, incorporating an area of lawn, a patio, garden shed and an access gate. On-street parking is available.

Key Features

- Entrance hall
- Living room
- Kitchen and utility area
- Two double bedrooms
- Shower room
- Attic with Ramsay ladder
- Double glazing
- Gas central heating
- Gardens to the front and rear
- On-street parking



Clermiston

The sought-after residential district of Clermiston lies approximately 4 miles west of the city centre. The area is well served by local retailers with the nearby Gyle shopping centre, Craighleith Retail Park, Hermiston Gait and Corstorphine all providing an extensive range of shops. The location is ideal for the commuter, with the local public transport system providing frequent links to the city centre and surrounding areas. The city bypass linking the national motorway network, Queensferry Crossing and Edinburgh International Airport are also within easy reach of the property. Excellent schooling at all levels is available locally including Clermiston Primary School and The Royal High School. A wide range of leisure and recreational facilities are close at hand including The Royal Burgess and Bruntsfield Golf Courses, Drum Brae Leisure Centre and David Lloyd sports club together with delightful walks along Cramond and Silverknowes foreshore.



Extras

All fitted floor coverings, curtains, blinds, light fittings, cooker, washing machine, fridge freezer, shed and wardrobe are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

D

Home Report Valuation

£230,000

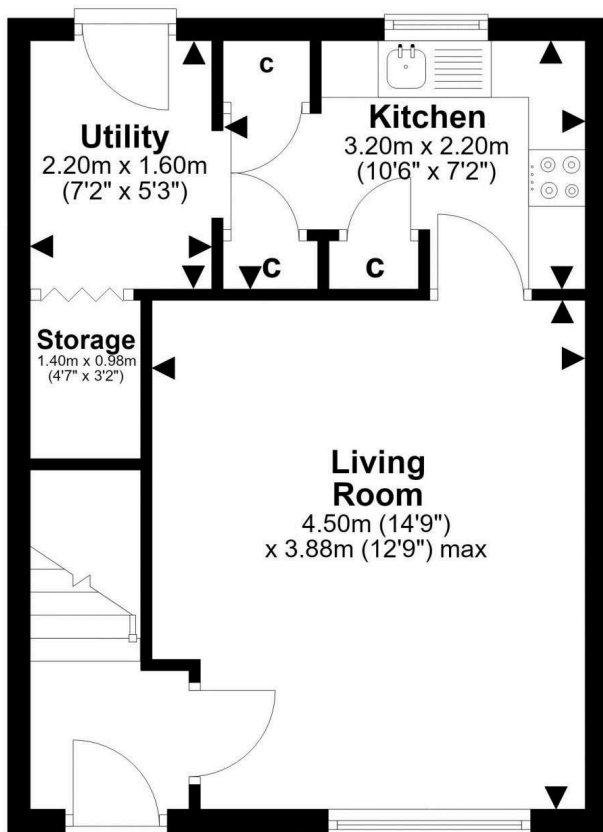
EPC Rating

C

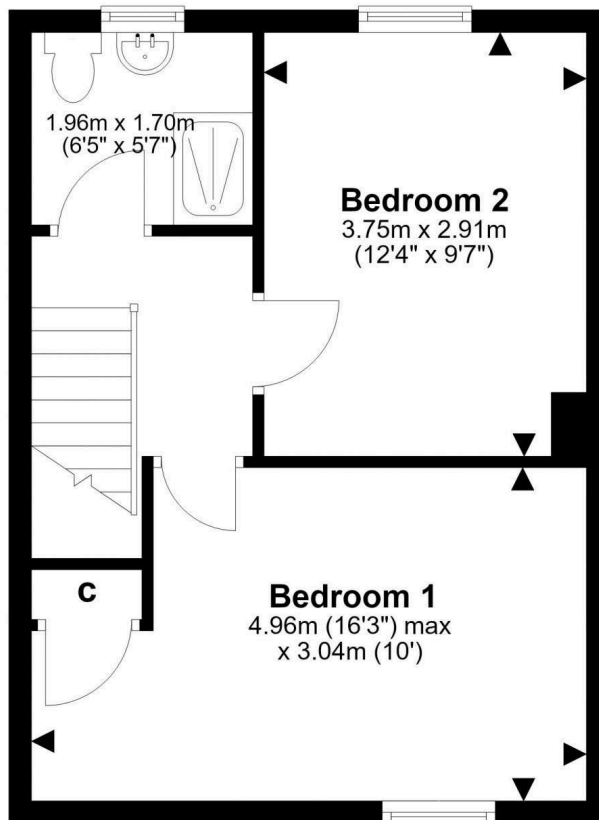
Tenure

Freehold





Ground Floor



First Floor



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

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