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42 Alan Breck Gardens

Clermiston | Edinburgh | EH4 7HX

With a south facing garden, garage and driveway, this well presented three bedroom semi-detached villa in the popular residential area of Clermiston offers an appealing family home. Local shops, schools and green spaces are within easy reach, while convenient transport links to Edinburgh city centre and the main road networks are ideal for commuting.

- 3 bedrooms
- 1 public room
- 1 bathroom
- Front & rear gardens
- Garage and driveway
- EPC rating – C
- Council tax band - D



Description

A welcoming hallway with useful storage leads to a well proportioned lounge, where a decorative fireplace creates an attractive focal point and French doors open onto the rear garden, seamlessly connecting the indoor and outdoor spaces. The galley style fitted kitchen features a range of wall and base units, with co-ordinated worktops and tiled splashbacks. A separate utility room provides additional practicality and has direct access to the garden. Upstairs, there are two double bedrooms, one with a built in wardrobe, and a third bedroom with storage that would also make an ideal home office or study. A fully tiled, contemporary bathroom with a white suite, rainfall shower and heated towel rail completes the accommodation. Further benefits include an attic, gas central heating and double glazing.





Extras

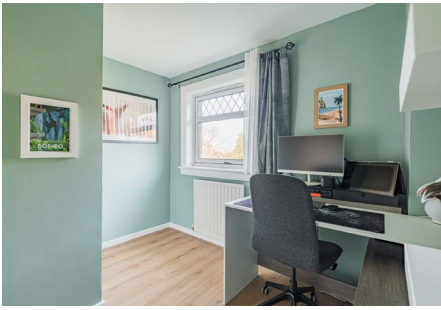
Included in the sale will be the five ring gas hob and electric oven, undercounter freezer, integrated fridge/freezer and dishwasher, and garden shed.

Gardens and parking

A lawned front garden provides an inviting approach to the property, while the fully enclosed, south facing rear garden features a lawn and patio area, offering a pleasant setting for outdoor relaxation and dining in the warmer months, with space for children and pets to enjoy. There is a single garage with an up and over door, power, light and water, and a driveway provides off street parking, with further parking available on the street.

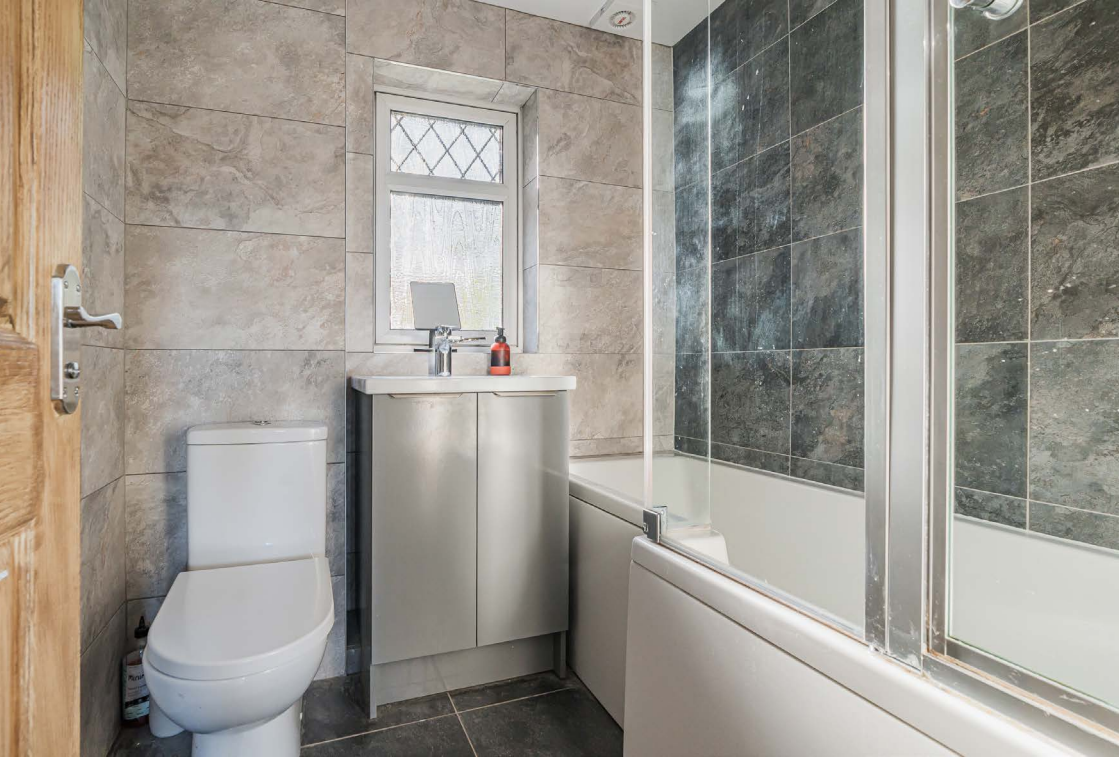
Viewing

By appointment through Neilsons (0131 625 2222).





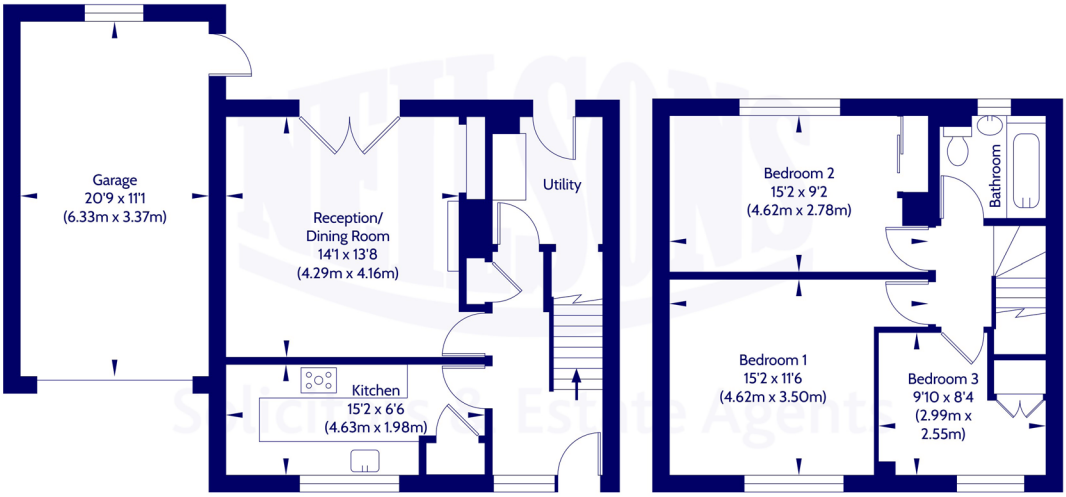




Location

Clermiston provides local convenience shopping, and the Gyle Shopping Centre and Hermiston Gait are only a short drive away providing a range of retail outlets and services. Neighbouring Corstorphine offers a Tesco Extra and Lidl Supermarket along with a wide range of independent shops and services, cafes, restaurants & take-aways. Schools catering for all age groups are easily accessible and a frequent public transport service operates close by offering swift access to the Edinburgh city centre and the surrounding areas. Leisure and recreational opportunities in the area include the Drumbrae and David Lloyd Leisure Centres, 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 close at hand.

Approx. Gross Internal Floor Area 87 Sq M / 942 Sq Ft.



Ground Floor

First Floor

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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