NEILSONS

Solicitors & Estate Agents



Offers Over

£275,000

15 Clermiston Crescent

Clermiston | Edinburgh | EH4 7DY

Situated in the popular residential area of Clermiston, this three bedroom end terrace villa offers bright, well proportioned accommodation complemented by private gardens and a driveway. The property is conveniently placed for local amenities, green spaces and transport links to Edinburgh city centre.

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



Description

On entering the property, the light and airy lounge lies to the right and features an electric fire. To the rear, the dining kitchen is fitted with a range of wall and base units with co-ordinated worktops, tiled splashbacks, understair storage, a pulley and a door leading to the garden. Upstairs, there are three double bedrooms, two with built in wardrobes, along with a shower room with a corner cubicle, white suite and heated towel rail. Further benefits include a partially floored attic accessed via a Ramsay ladder, gas central heating and double glazing.





Extras

Included in the sale will be the induction hob and electric oven, fridge/freezer, washing machine, dishwasher, and garden shed.

Gardens and parking

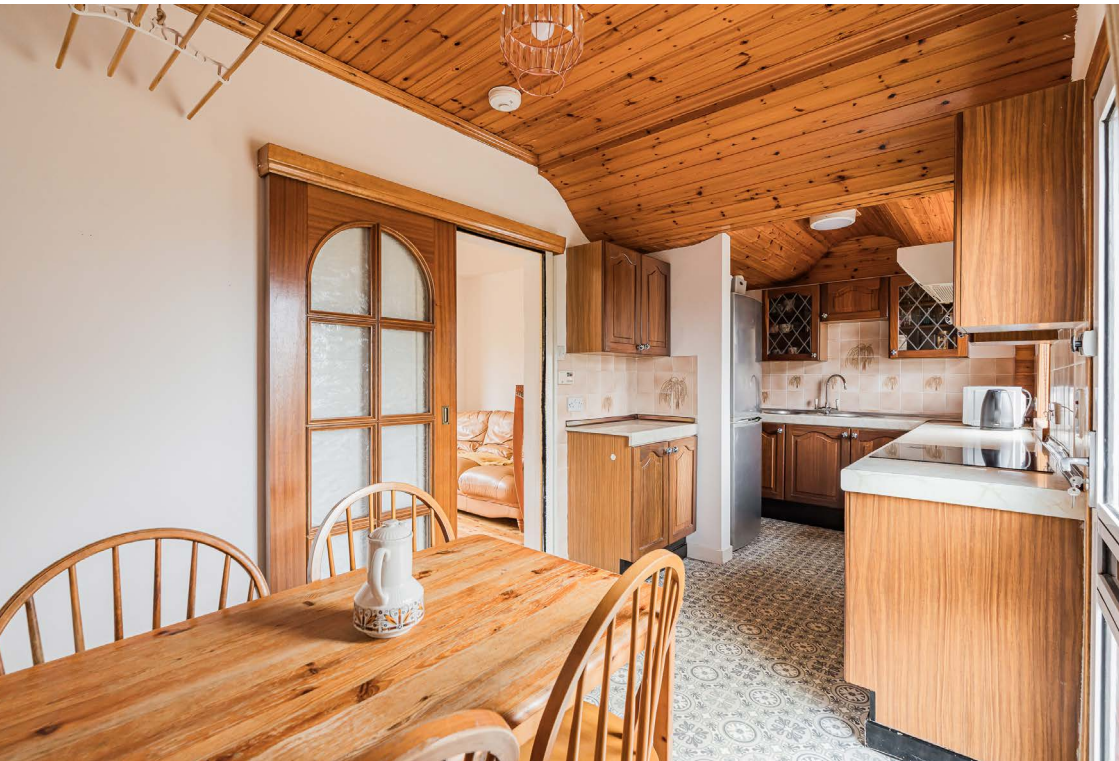
The property is set behind a lawned front garden, while the generously sized, fully enclosed rear garden offers a peaceful setting for relaxing and outdoor dining during the warmer months, with space for children and pets to play. A driveway provides off street parking, with further parking available on street.

Viewing

By appointment through Neilsons (0131 625 2222).









Location

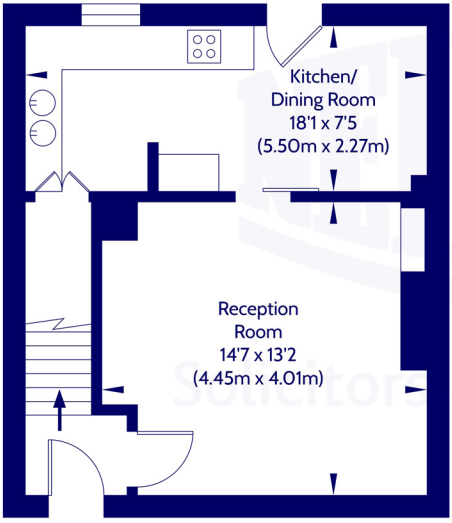
Clermiston provides local convenience shopping, and the Gyle Shopping Centre and Hermiston Gait are only a short drive away providing a range of retail outlets and services. Neighbouring Corstorphine offers a Tesco Extra and Lidl Supermarket along with a wide range of independent shops and services, 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.



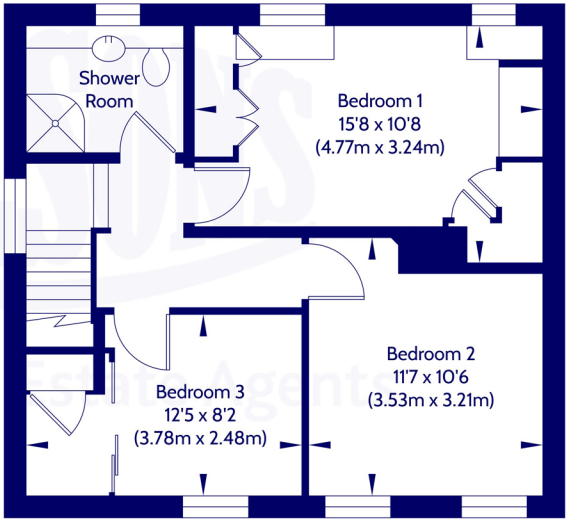


Approx. Gross Internal Floor Area 80 Sq M / 870 Sq Ft.

Ground Floor



1st 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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