NEILSONS

Solicitors & Estate Agents



Offers Over

£195,000

59/5 Parkgrove Loan

Clermiston | Edinburgh | EH4 7QA

Situated within a quiet position in a well-established modern development in the popular Clermiston district, this appealing two-bedroom second-floor flat offers well-proportioned accommodation and is ideally placed for access to a wide range of local amenities and convenient transport links providing access across Edinburgh.

- 2 Bedrooms
- 1 Public Room
- 1 Bathroom
- Allocated Parking
- Communal Gardens
- EPC Rating – B
- Council Tax Band - E



Description

The property is accessed via an entrance vestibule leading to an inner hallway, which incorporates useful storage and provides access to all rooms. The bright and airy reception room offers ample space for both relaxing and entertaining, while the fitted kitchen is equipped with a good range of wall and base units, providing excellent storage and preparation space, together with a combination of integrated and freestanding appliances. There are two well-proportioned double bedrooms, both enjoying a bright southerly aspect and benefiting from built-in wardrobes. Completing the accommodation is a bathroom fitted with a three-piece suite, incorporating a WC, wash hand basin and bath with shower overhead.





Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the development is set within well-tended communal gardens and residents benefit from an allocated parking space within the rear car park, a secure bike store, and ample visitor parking.

Viewing

By appointment through Neilsons (0131 625 2222).









Location

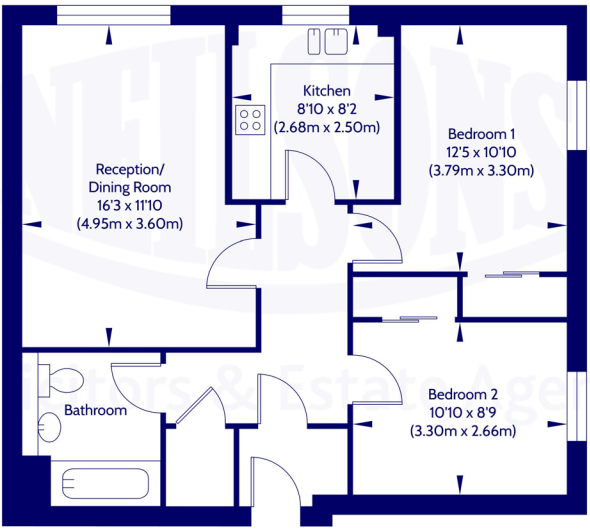
The property is situated within the sought after Clermiston area of Edinburgh, lying to the west of the City Centre. The area is well served with local shops, bars and cafes together with a 24-hour Tesco supermarket. The Gyle Shopping Centre is a short drive away and offers a variety of high street shops. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities. Bowling clubs and golf courses are all within easy reach together with Drum Brae and the David Lloyd Leisure Centre, along with Drumbrae Library Hub. Fantastic schooling at both primary and senior level is only a short distance away, including Clermiston Primary School and The Royal High School. The location is ideal for access to The City of Edinburgh Bypass linking the east and west, Scotland's motorway network (M8, M9, M90 and Queensferry crossing) and Edinburgh's International Airport.





Approx. Gross Internal Floor Area 61 Sq M / 660 Sq Ft.

2nd 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.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

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