NEILSONS

Solicitors & Estate Agents



Offers Over

£170,000

5/4 Alan Breck Gardens

Clermiston | Edinburgh | EH4 7JD

This attractive and generously proportioned first floor flat which has recently undergone refurbishment, provides fantastic accommodation presented to the market in true move-in condition and would undoubtably suit the first time buyer or young professionals and internal viewing is highly recommended.

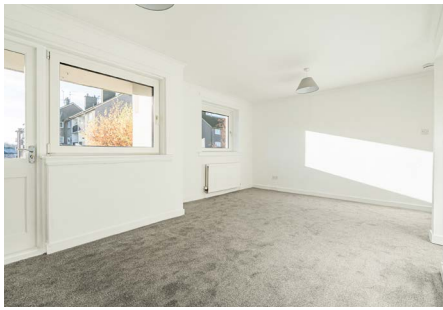
- 2 Bedrooms
- 1 Public room
- 1 Bathroom
- Communal garden
  Private external storage
- On-street parking
- EPC rating - C
- Council tax band – B



Description

In brief the accommodation comprises; welcoming entrance hallway with built-in storage, spacious and bright lounge with ample space for dining table/chairs and access to the private balcony, modern fitted kitchen, light and airy principal bedroom with fitted mirrored wardrobes, second well proportioned double bedroom and contemporary bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating, double glazing and two useful private external storage cupboards located in the communal stairwell.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is mostly empty as per the "before" images which have also been uploaded for perusal.





Extras

All fitted floor coverings will be included in the sale together with the integrated oven/hob and integrated washing machine.

Gardens & Parking

There is a communal drying area located to the rear of the property and ample on-street parking is available to the front and surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).





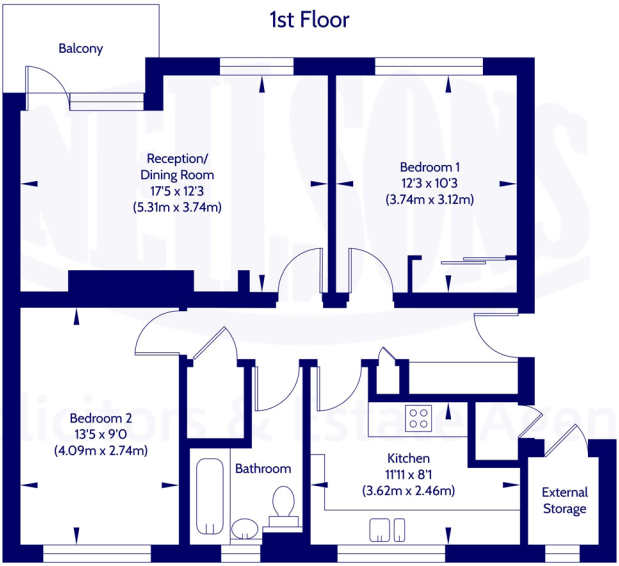




Location

Clermiston provides local convenience shopping within easy walking distance of this property with the Gyle Shopping Centre and Hermiston Gait only a short drive away providing a wide range of major 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 & 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 abound and 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 close at hand.

Approx. Gross Internal Floor Area 67 Sq M / 725 Sq Ft.



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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