



68 Parkgrove Terrace, Clermiston,  
Edinburgh, EH4 7RJ

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ELP



PrimeLocation.com



Arbuthnott  
McClanachan  
solicitors & estate agents



## ATTRACTIVE

### TWO-BEDROOM MID TERRACE HOUSE



Attractive, two-bedroom, mid terrace house situated on a quiet residential street in the popular Clermiston district in Edinburgh. Close to local amenities and transport links this is an ideal property for a first-time buyer or a family home. The accommodation is set over two floors including a bright lounge to the front of the property, with an electric fire and a door leading through to the kitchen. The kitchen has a range of fitted units, appliances and space for a table and chairs. There is also a small utility room, a good-sized cupboard, and access to the rear garden. On the upper level there are two double bedrooms, both with good storage, and a family shower room. There is a fully enclosed, paved garden to the front and, accessed through a venal, there is a private rear garden, laid mostly to lawn, with a drying area and a patio to enjoy good weather.

- Hall
- Lounge
- Kitchen
- Utility room
- Two double bedrooms
- Shower room
- Attic
- Good storage
- Gas central heating
- Double glazing
- Garden
- On street parking





## CLERMISTON

The sought-after residential district of Clermiston lies approximately 4 miles West of Edinburgh City Centre. The area is well served by local retailers with the nearby Gyle shopping centre, Craigleith 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 carpets, floor coverings, curtains, blinds, light fittings, oven, hob, washing machine, fridge, fridge freezer and shed 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](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

D

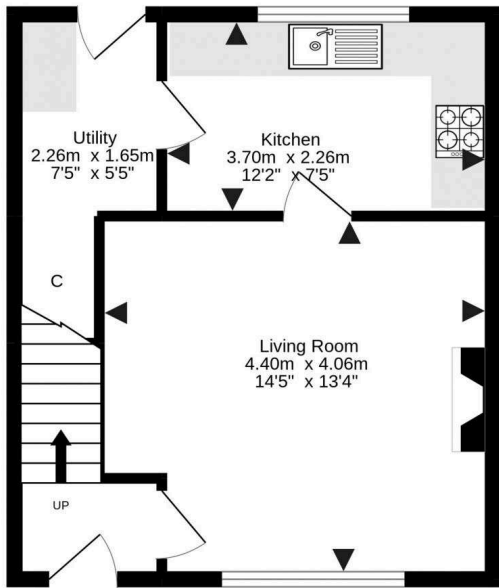
### Home Report Valuation

£210,000

### EPC Rating

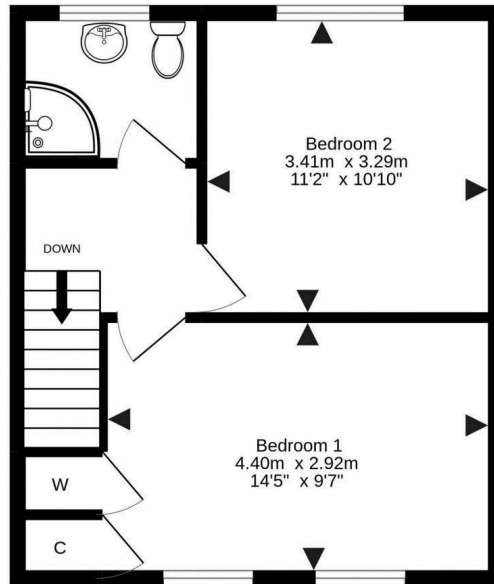
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Ground Floor  
33.4 sq.m. (359 sq.ft.) approx.

Shower Room  
2.12m x 1.71m  
6'11" x 5'7"



1st Floor  
39.5 sq.m. (426 sq.ft.) approx.

TOTAL FLOOR AREA : 72.9 sq.m. (785 sq.ft.) approx.  
For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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