



58 Parkgrove Crescent
Clermiston, Edinburgh, EH4 7RP

We sell homes, not just houses





58 Parkgrove Crescent

Boasting stylish, recently upgraded, contemporary interiors, this lower villa in Clermiston enjoys three bedrooms, a spacious reception room, and a contemporary kitchen and bathroom, plus private front and rear gardens and a private driveway. The villa lies within enviable easy reach of local amenities including shops, leisure facilities, schools, transport links, and scenic open spaces, which will no doubt appeal to young families, professionals, couples, and rental investors.

The villa's front door opens into an inviting hallway (with built-in storage, including a utility cupboard with electrics and plumbing for laundry appliances), where neutral décor and a plush fitted carpet give the first glimpse of the immaculate interiors to follow. At the end of the hall, a spacious reception room awaits. Occupying a generous footprint which allows for various configurations of both lounge and dining furniture, the south-facing reception room is decorated in crisp-white enhanced by rich oak-styled flooring and a bold black feature wall framing an attractive monochrome fireplace. The conveniently adjoining kitchen (with garden access) is fitted with glossy contemporary cabinetry and spacious worktops, as well as integrated appliances comprising an oven, a gas hob (with a splashback panel), an extractor hood, a fridge/freezer, and a dishwasher.

Returning back through the hall, you reach three bedrooms: two doubles and a single. The bedrooms are all tastefully presented with unique, contemporary décor and comfortable fitted carpets, and the single is accompanied by built-in storage. The single bedroom also offers potential for alternative uses such as a home office or a dressing room. A stylish bathroom completes the accommodation on offer and comprises an L-shaped bathtub with an overhead shower and a glazed screen, a basin set into storage, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.

The immaculate internal accommodation is reflected outside in the generous rear garden, where a well-kept lawn is accompanied by raised decked terraces and a shed for outdoor storage. The rear garden is connected to the front of the property via a lane. Off-street parking is provided by a private front double driveway.

Extras: all fitted floor coverings, window blinds, light fittings, integrated kitchen appliances, washing machine, 55-inch TV, and garden shed will be included in the sale.

EPC Rating: TBC



"...The south-facing reception room is decorated in crisp-white enhanced by rich oak-styled flooring and a bold black feature wall framing an attractive monochrome fireplace..."

FEATURES

- Immaculate lower villa in Clermiston
- Recently upgraded, contemporary interiors
- Welcoming hallway with storage
- South-facing living/dining room
- Contemporary kitchen
- Two double bedrooms
- One single bedroom with storage
- Modern bathroom
- Well-kept, generous rear garden
- Private front double driveway
- GCH and DG



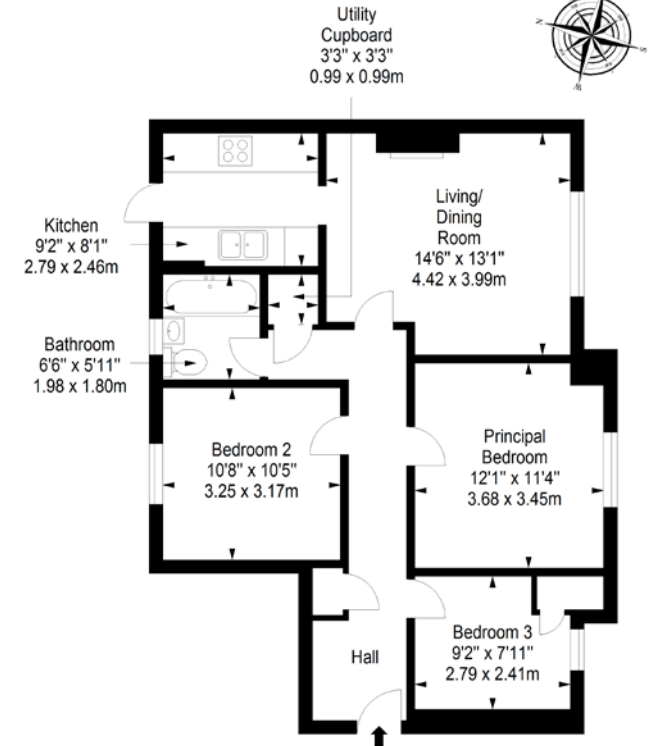


Clermiston, Edinburgh

Situated west of the city centre and just north of sought-after Corstorphine, Clermiston is a popular choice among families and young professionals owing to its excellent local services and amenities, well-regarded catchment schools and convenient transport links.

The leafy residential area has no shortage of public parks and green spaces, such as Hillwood Park and Corstorphine Hill, as well as Drum Brae Park, which is home to Drum Brae Leisure Centre. Packed with indoor sport and fitness facilities, including a 25-metre swimming pool, a state-of-the-art gym, a fitness studio and a sports hall, the leisure centre also commands stunning views across the Firth of Forth. Golf enthusiasts are equally spoilt for choice, with a number of prestigious golf courses nearby. Residents of Clermiston enjoy ideal local services and amenities right on their doorstep, as well as extensive retail facilities at nearby Corstorphine Retail Park and Craighleith Retail Park, including a selection of major supermarkets and large high-street outlets. The area enjoys good primary and secondary state schools, whilst some of the capital's best private school choices are within easy driving distance. Clermiston offers swift and easy access to Edinburgh Airport, Queensferry Crossing and the M8/M9 motorway network, as well as fantastic public transport links travelling across the city, day and night.

Ground Floor
Approx. 71.9 sq. metres (774.0 sq. feet)



Total area: approx. 71.9 sq. metres (774.0 sq. feet)

Viewing

Please contact Clancys on 0131 337 7771
or email info@clancys-solicitors.co.uk for viewing arrangements.

LEGAL OFFICE: 89-91 Morrison Street, Edinburgh, EH3 8BU
0131 337 7771
www.clancys-solicitors.co.uk

DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

OnTheMarket.com Zoopla

