



Offers Over

£149,999

24/3 Durar Drive

Clermiston | Edinburgh | EH4 7JJ

This attractive and generously proportioned first floor flat with private garden, balcony and private external storage is quietly situated within the popular district of Clermiston, close to excellent local amenities and commuting links. In move-in condition the property would undoubtedly suit the first time buyer or young professionals and early viewing is highly recommended.

 2 bedrooms

 1 public room

 1 bathroom

 Private garden

Private external storage

 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 storage, second good sized double bedroom and stunning 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 makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All fitted floor coverings and blinds will be included in the sale together with the fridge/freezer, washing machine, further fridge/freezer in external storage and built-in storage in principal bedroom. The two televisions (in bedroom 1 and lounge) can be made available by separate negotiation.

Gardens & Parking

There is a well maintained private garden located to the rear together with a further communal drying area. Ample on-street parking can be found 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.



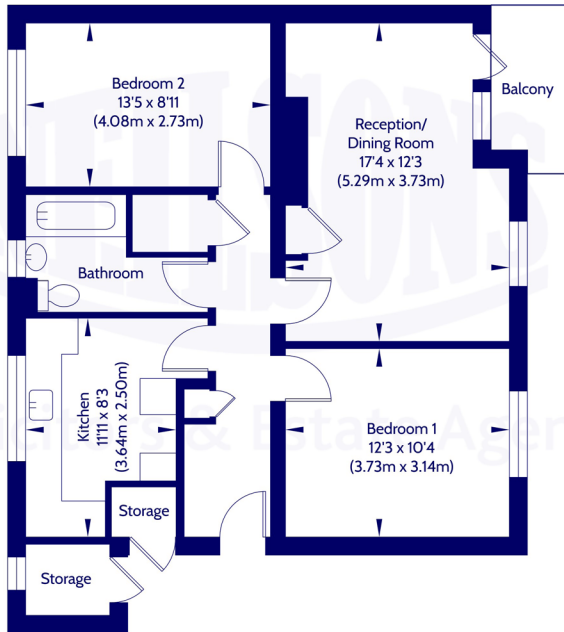
Approx. Internal Area 65.57 Sq M / 706 Sq Ft.

Not to scale. For identification only.

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First Floor



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.



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