

CLERMISTON
2/3 PARKGROVE GREEN
EH4 7RQ



EPC RATING: C

OFFERS OVER £130,000



BEAUTIFULLY PRESENTED ONE BED FIRST FLOOR FLAT WITH PRIVATE SUNNY GARDEN

This stylish flat is neutrally decorated and ready to move into with contemporary kitchen and modern bathroom. Located in a lovely, leafy residential area with local shopping nearby and excellent transport links. Easily maintained, west facing private garden.

VIEWING

Sundays 2 - 4pm or by appointment tel. Jardine Phillips on 0131 446 6850

PROPERTY DESCRIPTION

- Large storage cupboard housing central heating boiler in the communal hallway
- Internal hallway
- Spacious lounge/diner with feature shelving unit
- Kitchen off the lounge with good range of modern wall & base units and co-ordinating worktops, all appliances included
- Double bedroom with two built-in wardrobes
- Modern white bathroom suite with wc, vanity unit, bath with shower over and large storage cupboard
- Gas fired central heating with combi boiler and HIVE Smart heating
- Double glazed windows
- Private attic access
- Private, sunny rear garden area with enclosed fencing and pebbles, so very low maintenance.
- Shared drying green
- Free on street parking

LOCATION

Parkgrove is a popular residential area close to both Clermiston and Corstorphine with their wide range of amenities including shops, supermarkets, restaurants, cafes, bars and leisure facilities. Drum Brae and David Lloyd leisure centres are both just a few minutes' drive away, as are numerous golf courses. There are great walks available along nearby Cramond and Barnton. The Gyle and Hermiston Gait are also only a short distance by car offering a wide range of shopping facilities. The flat is perfect if you work at Edinburgh Park or is within easy commuting distance of the city centre, having excellent transport links via the numerous bus services.

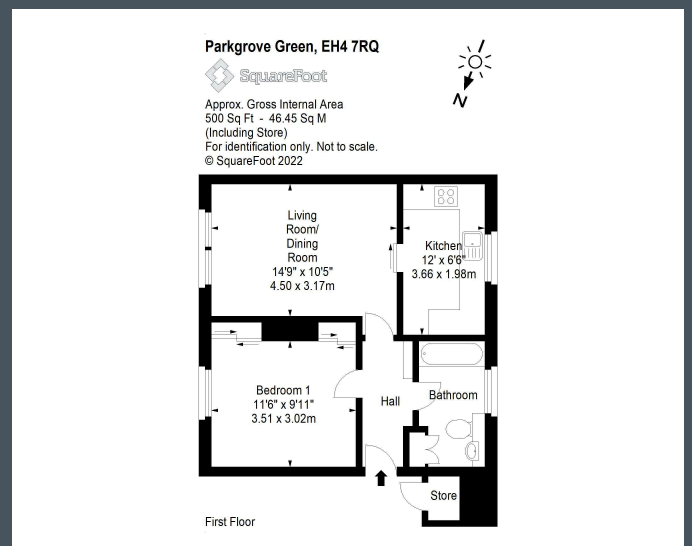
EXTRAS

The floor coverings, blinds, shelving unit in the lounge, built in gas hob, oven, cooker hood, washing machine, microwave and fridge freezer are included in the sale (white good not warranted). Keter Eden Storage Chair is also included. Potted plants are not included.

HOME REPORT VALUATION

£135,000

Hall	
Lounge/Diner	14'9" x 10'5" (4.50 x 3.17m)
Kitchen	12' x 6'6" (3.66 x 1.98m)
Bedroom	11'6" x 9'11" (3.51 x 3.02m)
Bathroom	



Contact:

205 Morningside Road Edinburgh EH10 4QP
T • 0131 446 6850 E • info@jardinephillips.com
F • 0131 446 6859 DX 503238 ED64

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

