










Fixed Price

£265,000

41 Parkgrove Street

Clermiston | Edinburgh | EH4 7NT

A fantastic opportunity has arisen to purchase this impressive end terraced house with extensive private gardens to the front, side and rear, situated within the popular area of Clermiston, close to excellent commuting links and local amenities. Now in need of some upgrading/modernisation the property would undoubtedly appeal to professionals, young families or investors looking for a project.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Front, Side and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - D



Description

In brief the accommodation comprises; welcoming entrance hallway, light and airy reception room with gas fireplace, fitted kitchen with appliances, utility area with storage and access to rear garden, spacious principal bedroom with fitted cupboard, two further good sized bedrooms and family bathroom with three piece suite and shower over bath. Further benefits include gas central heating, double glazing and hatch accessing attic space.

There is potential to extend the property to the back, side or upwards, subject to the necessary planning permission.



Extras

All fitted floor coverings will be included in the sale together with the cooker, washing machine, tumble drier, fridge and freezer.

Gardens & Parking

A real feature of this property is the superb gardens. There are beautifully maintained gardens to the front, side and rear mainly laid to lawn creating the ideal environment for children to play and to enjoy outside dining/relaxing. There is ample on-street parking within the surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

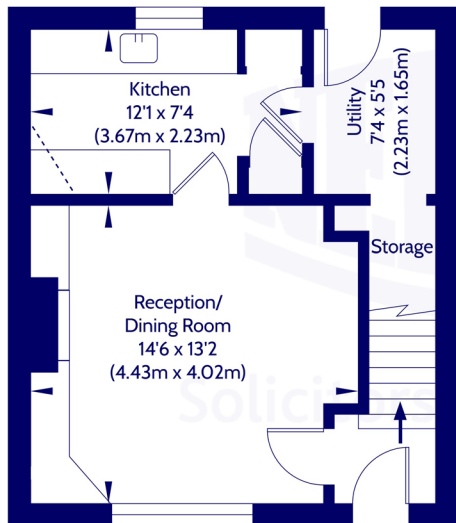
The property is located within the popular residential area of Clermiston which is well served by local retailers. The Gyle shopping centre and Hermiston Gait are only a short drive away providing a range of high streets named shops and services. Good schooling at all levels is available close by from nursery to secondary education. The area is very well served by the public transport network linking with surrounding areas and the City centre. Leisure and recreational opportunities include the Drum Brae and David Lloyd Leisure Centres, local golf courses, tennis club and the Drumbrae Library and Community Hub. Nearby Corstorphine offers a full range of banks, Post Office and restaurants, cafes and pubs, together with the attraction of Edinburgh Zoo. 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.



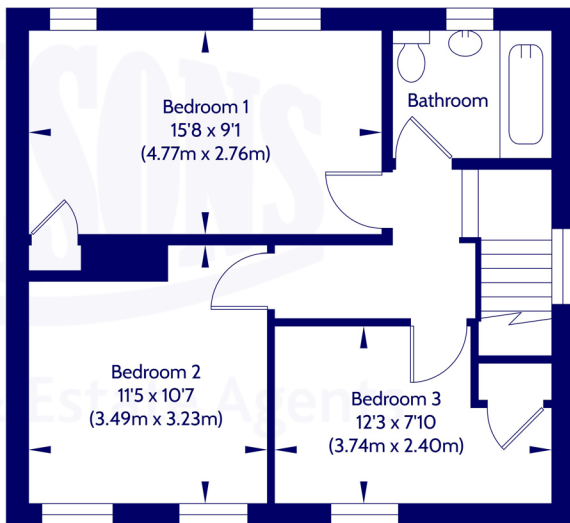
Approx. Internal Area 78.93 Sq M / 850 Sq Ft.

Not to scale. For identification only.

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Ground Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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