










Offers Over

**£268,000**

## 3 Durar Drive

Clermiston | Edinburgh | EH4 7HL

This well-presented semi detached house with private decorative gardens is situated within the established high amenity area of Clermiston close to excellent local amenities and well placed for commuting. The wonderful family home benefits from double glazing, and gas central heating with early viewing highly recommended.

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



## Description

Internally the accommodation comprises; welcoming hallway with storage and staircase; bright and spacious reception room with focal gas fireplace, laminate flooring and two tone colour scheme; generous fitted kitchen offering a range of white wall and base units, tiling to splash areas, ample space for a dining table and rear door; the principal bedroom enjoys a sunny southern aspect, decorative feature wall and carpet flooring; secondary well proportioned double bedroom with neutral décor and aspect over the rear garden; third smaller double bedroom with additional built in storage; white three piece bathroom with partial full height tiling and electric shower over the bath.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens and Parking

To the rear is an extensive enclosed rear garden, mostly laid to lawn with a hedge lined border allowing for extra privacy. The garden also includes a functional garden shed and summer house. To the front is a decorative lawn bordered with mature flowers and shrubbery. Ample unrestricted on street parking is freely available in close vicinity to the property.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

Durar Drive is in 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 additional shops and services. Good schooling at all levels is available locally and 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 recently opened 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 Forth Road Bridge and Edinburgh International Airport are all close at hand.



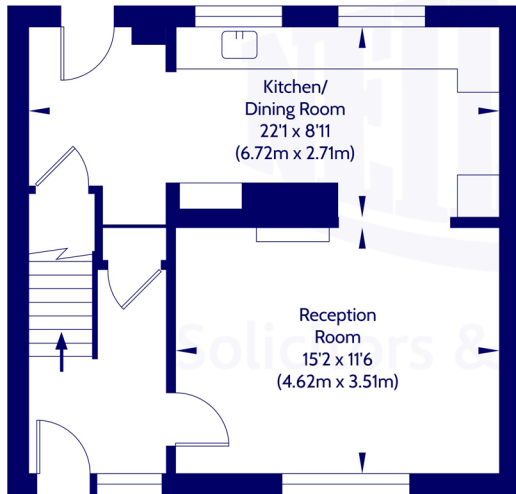
Approx. Internal Area 85.67 Sq M / 922 Sq Ft.

Not to scale. For identification only.

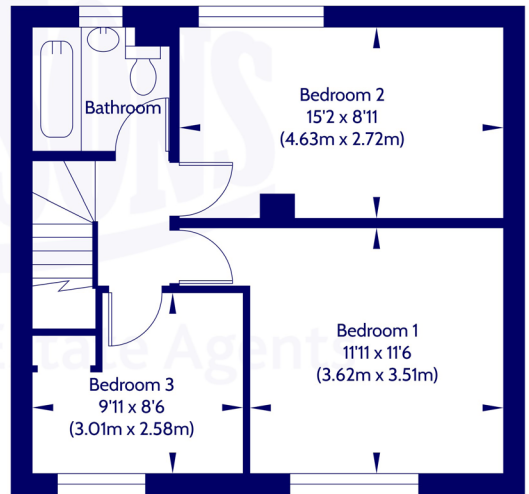
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Ground Floor



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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