



boyd property

6 Clermiston Loan
EDINBURGH | EH4 7PE

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Description

Boyd Property are delighted to market present this bright and spacious end terraced house, situated in a quiet residential development and benefiting from generous living space and desirable outdoor space, this two-bed house offers a suburban escape from the bustle of the city. The property does not require cosmetic upgrading and offers excellent potential to become a superb family home. The accommodation briefly comprises an entrance hall, lounge and a fitted kitchen. A carpeted staircase leads to the first-floor landing which gives access to two good sized double bedrooms, both with fitted wardrobes and a bathroom with white suite and shower over the bath. The property benefits from double-glazing, gas central heating, beautifully well-maintained private gardens to the front, side, and rear. There is ample on street parking available to the front of the property. Viewing is highly recommended to see the potential this superb family home has to offer.

Location

The property is conveniently placed for all amenities including shopping, with superstores located at nearby Davidsons Mains and Corstorphine, along with the Gyle Shopping Centre and a good selection of small local shops close by providing for everyday requirements. There is excellent schooling in the area from nursery to secondary level including the Royal High School. For the commuter, there is a frequent public transport system passing along the main road offering regular services to the City Centre and most parts of the city. The property is also ideally placed to join the M8/M9 motorway network, which offers easy access to the greater part of Central Scotland.

Extras

All fitted carpets floor coverings.

Price & Viewing

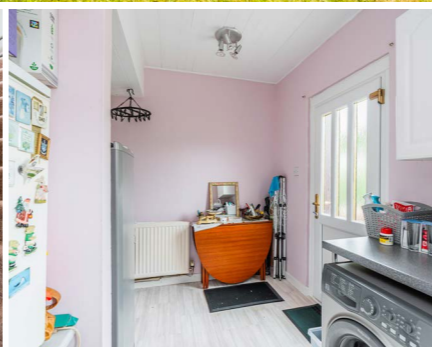
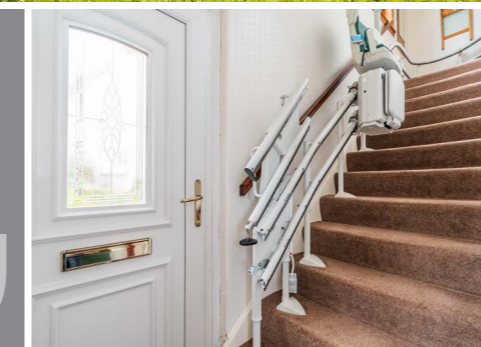
For price and viewing information contact Agents.



Features

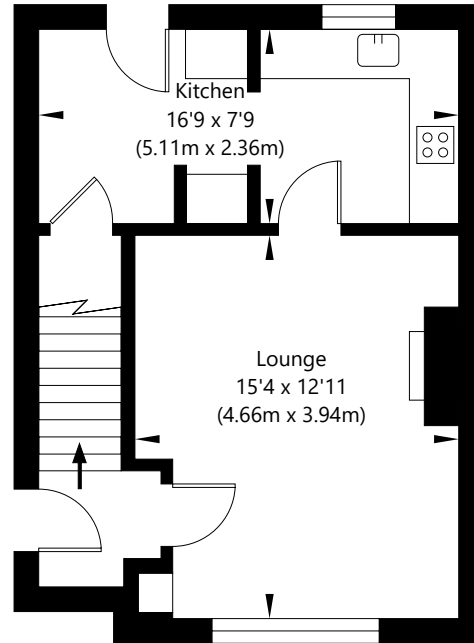
- Entrance hall
- Lounge
- Kitchen
- Upper landing
- 2 Bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Private gardens to front, side and rear
- On street parking

“ A bright and spacious end terraced house, situated in a quiet residential development and benefiting from generous living space and private gardens to front, side and rear. ”

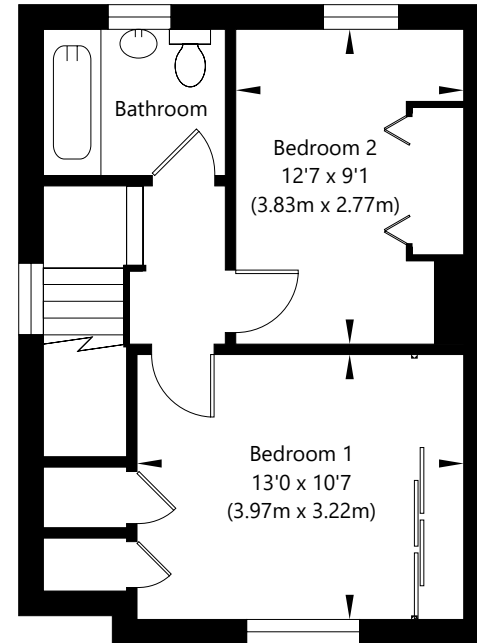




Approx. Internal Area 72.46 Sq M / 780 Sq Ft.
 Not to scale. For identification only.
 © www.planography.co.uk 2023
 Ground Floor



First Floor



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.

