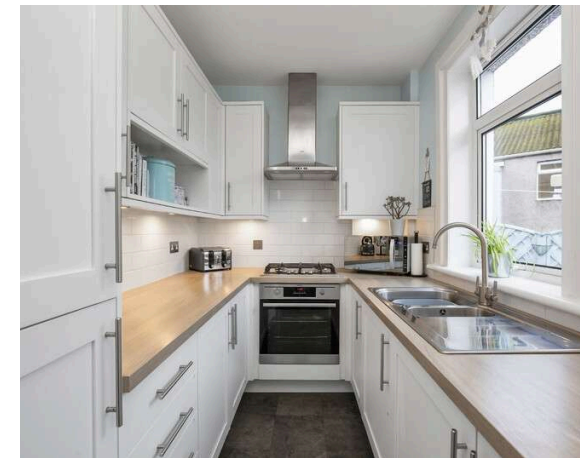




15 Claremont Grove, Edinburgh, EH7 4DP

www.mcdougallmcqueen.co.uk



A must on your viewing list this bright and spacious extended end of terrace villa offers flexible accommodation arranged over two floors with gardens to the front and rear along with a gated driveway. The property is ideally located in the sought-after Bellevue area of Edinburgh close to many local amenities whilst being in easy reach of the city centre. The property is presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway with a useful downstairs cupboard.
- Front facing living room complemented by a bay window, feature fireplace with a gas fire inset.
- Breakfasting kitchen with a range of wall and base units along with integrated appliances.
- Dining room/family room or third bedroom located on the ground floor.
- Staircase to the upper level, hatch to floored attic with a Velux window, accessed by a fixed ladder.
- Front facing double bedroom with built in wardrobe storage.
- Rear facing double bedroom with built in wardrobe storage.
- Bathroom comprising WC, wash hand basin, bath with shower over, vanity storage and ladder radiator.
- Gas central heating.
- Double glazing.
- Gardens to the front, side and rear. Garden shed included in the sale.
- Driveway to the front.



Location

The property is situated in the desirable area of Bellevue, within easy reach of the city centre and the New Town. There are excellent local amenities including shops, restaurants, bars and bistros, as well as the Tesco supermarket at Canonmills. A wide range of cultural and leisure amenities can be found nearby, including the Omni Centre with multi-screen cinema and Virgin Active health club, The Edinburgh Playhouse theatre, the Scottish National Portrait Gallery, the Royal Botanic Gardens, and the Water of Leith Walkway. There are excellent public transport links providing easy and quick access to all areas of Edinburgh. The Edinburgh City Bypass, the M8, M9 and A1 motorways, the Forth Road Bridge and Edinburgh Airport are all easily accessible by car. Schooling is well represented from nursery to senior level.

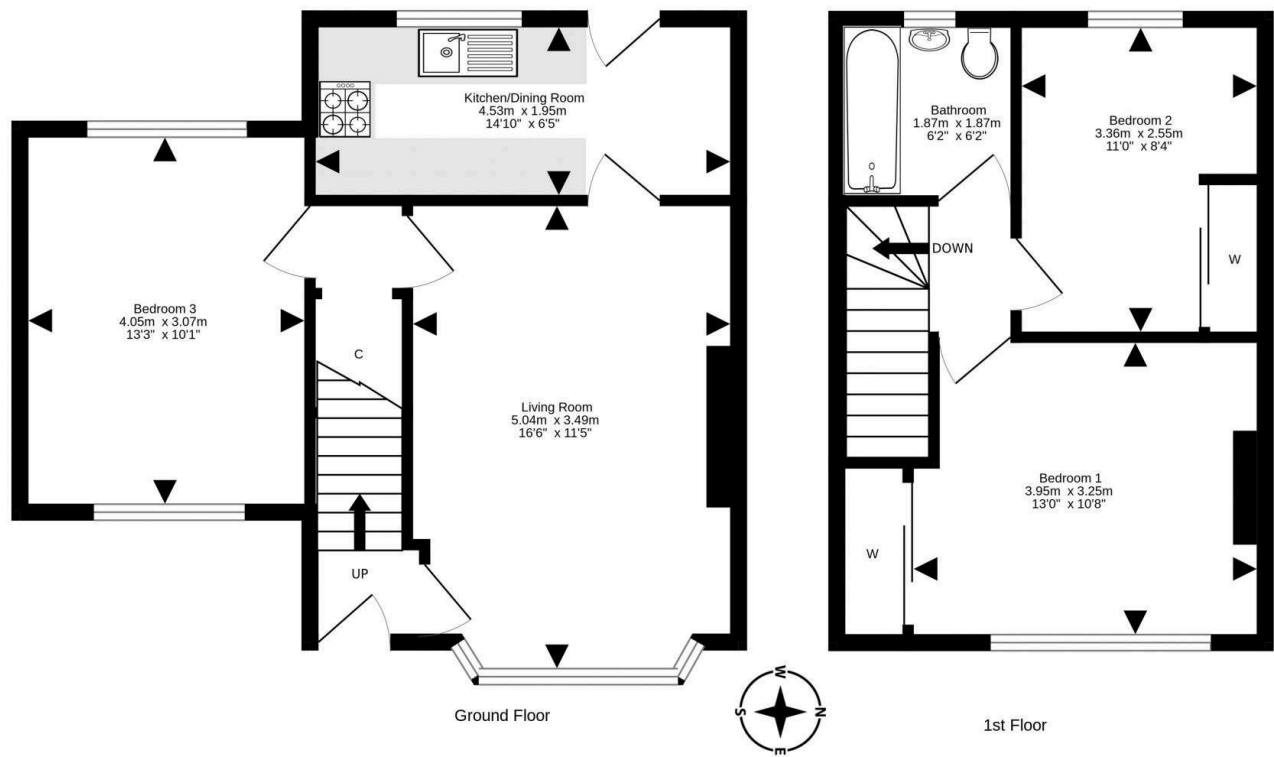
Extras

The integrated kitchen appliances, blinds, fitted floor coverings and garden shed are included.

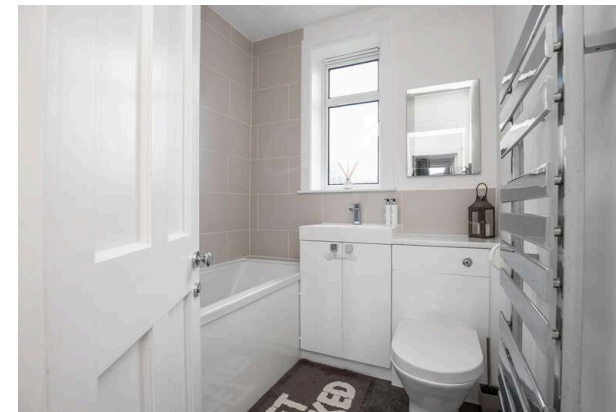
Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023



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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 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. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

