







Situated on an established street in Clermiston and enjoying a lovely leafy outlook over public green space, this three-bedroom end-terrace house is accompanied by generous gardens and is sure to appeal to a wide demographic. It would now benefit from a degree of modernisation, giving the new owner an exciting opportunity to create a home tailored to their own tastes and requirements. Excellent amenities lie within easy reach of the home, including shops, schools, transport links to the city centre, other everyday services and facilities, and scenic open spaces, including Corstorphine Hill.

Extras: A cooker will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances. Please note, some images have computer generated furniture to show possible layouts. The photos of the rooms are actual images.

## FEATURES

- End-terrace house in Clermiston
- Exciting opportunity for modernisation
- Entrance hallway and back hall with storage and garden access
- South-facing living/dining room with tranquil outlook
- Spacious kitchen with built-in storage
- Two double bedrooms
- One single bedroom with storage
- Bathroom and separate shower room
- Generous front and rear private gardens
- Unrestricted on-street parking











"THIS THREE-BEDROOM END  
TERRACE HOUSE OFFERS  
EXCELLENT POTENTIAL FOR  
THE NEW OWNER TO  
MODERNISE TO THEIR OWN  
TASTES."









EPC RATING:

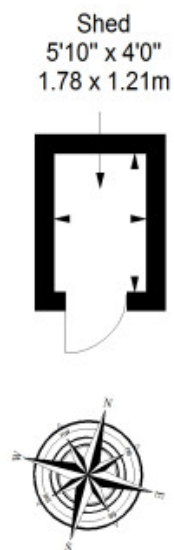
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COUNCIL TAX BAND:

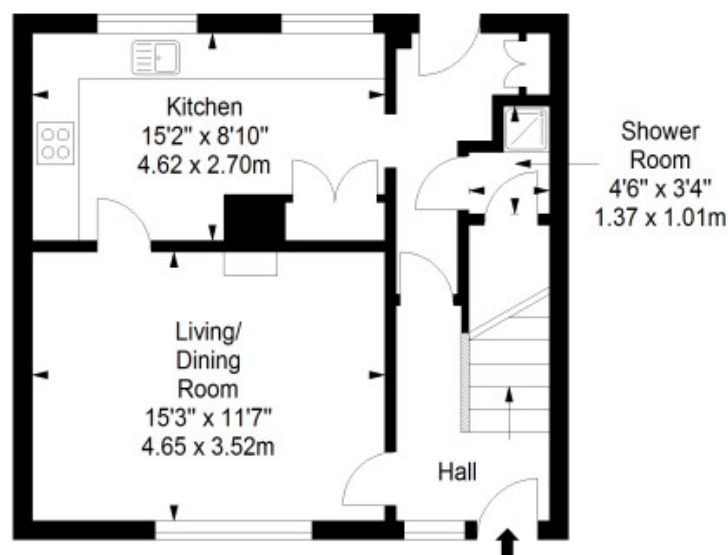
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VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

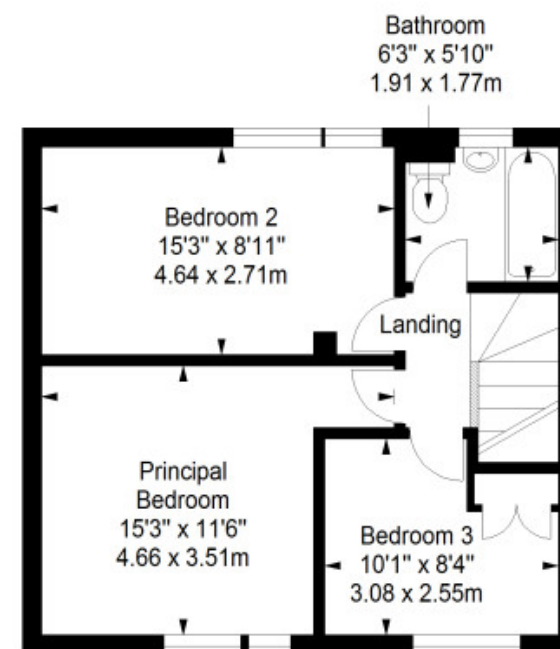
**Shed**  
Approx. 2.2 sq. metres (23.7 sq. feet)



**Ground Floor**  
Approx. 42.9 sq. metres (461.8 sq. feet)



**First Floor**  
Approx. 42.9 sq. metres (461.8 sq. feet)



Total area: approx. 88.0 sq. metres (947.3 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

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G2 2HQ  
0141 530 2021



## EAST LOTHIAN

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EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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