









Offers Over
£199,995

13 Clermiston Road

Corstorphine | Edinburgh | EH12 6XG

Neilsons are delighted to present this main door upper flat to the market. The flat is extremely spacious and offers a true turn key opportunity, ideal for first time buyers or professionals. The location is excellent with a host of amenities within walking distance and excellent transport links to the city centre or the main commuter network.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  EPC Rating – D
-  Council Tax Band - C



Description

Internally the spacious accommodation comprises; bright entrance hallway with fantastic storage provisions; generous reception room offering a modern neutral décor, spotlights and a dual aspect flooding the room with light; sociable dining kitchen with a range of white wall and base units, including an island for a breakfast bar, contrasting black subway style tiling to splash areas and separate dining area; large double bedroom with feature design wall, integrated mirror fronted wardrobes and plush carpeted flooring; the bathroom has a monochrome colour scheme and showcases a crisp white three piece suite and an electric shower over the bath and glass screen.

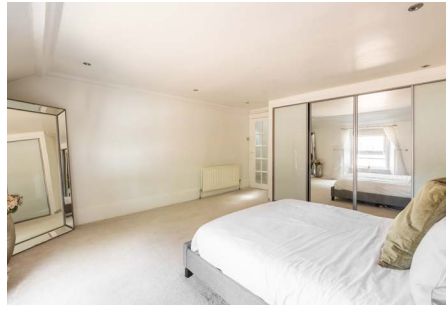


Extras

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

Viewing

Please contact Neilsons on 0131 625 2222.





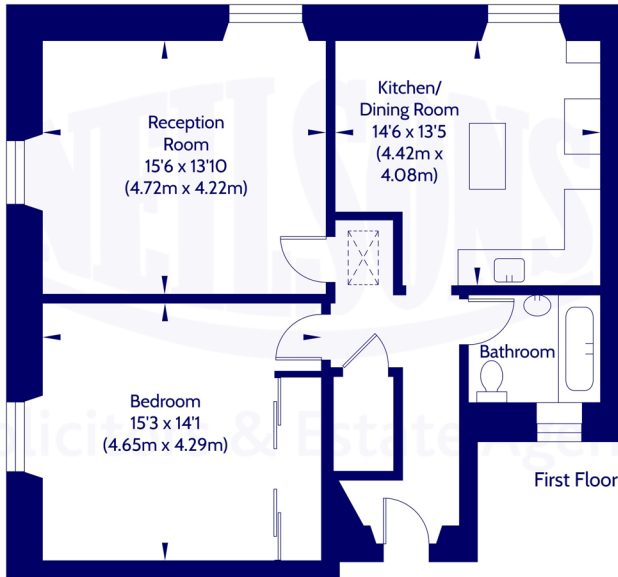
Location

The property is located in a peaceful residential area in the ever-popular suburb of Corstorphine, which lies to the west of Edinburgh city centre. Many local shops and services are on hand within easy walking distance of the property, including Tesco and Lidl supermarkets. Close by, The Gyle Shopping Centre and Hermiston Gait offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.





Approx. Gross Internal Floor Area 74.6 Sq M / 803 Sq Ft.



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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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