





## 14 Clermiston Grove, Edinburgh, EH4 7DE

### Description

Bright and spacious two bedroom upper villa with private entrance and large private rear garden. The property benefits from gas central heating and double glazing. With its elevated position, it has pleasant views and a lovely open aspect to the rear.

- Private entrance hall with carpeted staircase to the first floor landing, which has a storage cupboard
- Generously proportioned front facing sitting / dining room; cove cornicing, fitted carpet and large window
- Fitted kitchen with a range of wall and base mounted white units with marble effect worktops with inset stainless steel sink; the appliances include a gas hob, electric oven and washing machine
- The bathroom is partially tiled and fitted with a white three piece suite with WC, pedestal wash basin and bath with electric shower over
- Two spacious double bedrooms, the larger of which has a storage cupboard / wardrobe.



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

[WWW.DMDLAW.CO.UK](http://WWW.DMDLAW.CO.UK)



EPC RATING  
C



LOOKING FOR MORE INFORMATION  
ABOUT SELLING YOUR PROPERTY?

We offer free market appraisals on request



### Outside & Gardens

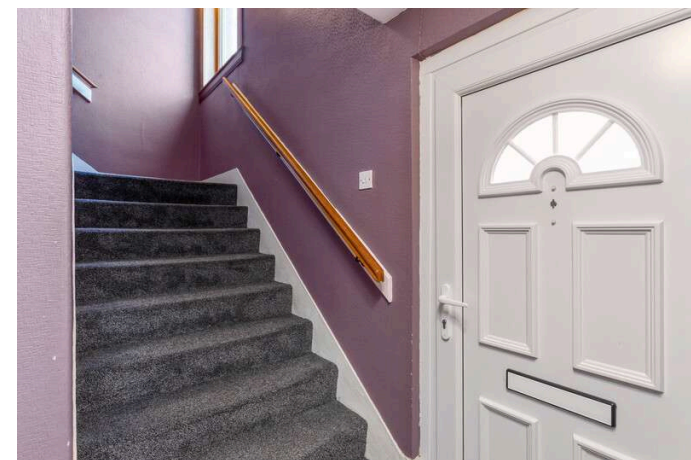
There is a large private garden to the rear of the property, which is mostly laid to lawn. There is unrestricted parking available on street.

### Location

The property is situated within the popular residential area of Clermiston which lies on the north side of Corstorphine and to the south east of Barnton. Local shopping facilities can be found nearby including a Scotmid / Co-op supermarket at the Drum Brae Hub with a more extensive range of shops, banks, restaurants and other facilities at St John's Road, Corstorphine. There is a 24 hour Tesco at Meadow Place Road and new Lidl supermarket off Gylemuir Road and the Gyle Centre is also close by providing a selection of high street stores including Morrison's Supermarket and Marks & Spencer. Local schooling can be found within walking distance from nursery to secondary level. Recreational facilities in the area include Drum Brae Leisure Centre and the David Lloyd Centre. There are also pleasant walks available on Corstorphine Hill. The property is ideally placed for the commuter with the Forth Road Bridge, Edinburgh City Bypass and the Central Motorway Network all within a short drive.

### Council tax

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.

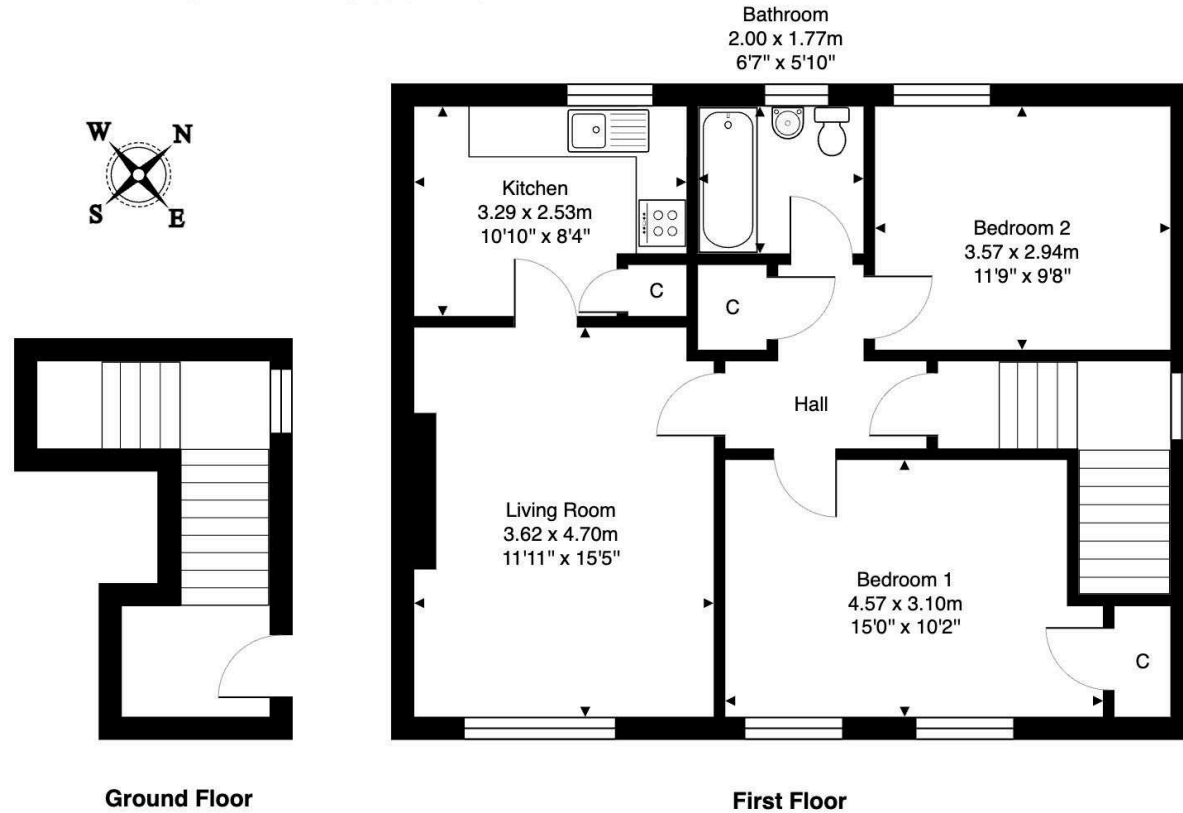




# 14 Clermiston Grove, Edinburgh, EH4 7DE

Total Area: 74.8 m<sup>2</sup> ... 806 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**DMD** SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents  
22 St. John's Road, Corstorphine, EH12 6NZ  
DX 550 440 Edinburgh 44

F: 0131 539 7035  
E: [property@dmdpartnership.co.uk](mailto:property@dmdpartnership.co.uk)  
T: 0131 316 4666

[www.dmdlaw.co.uk](http://www.dmdlaw.co.uk)

PrimeLocation.com **espc**

**zoopla** **rightmove**