



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**3/3 GLENURE LOAN**

Clermiston, Edinburgh, EH4 7LP



Representing an ideal city home for first-time buyers, professionals, couples, downsizers, and rental investors alike, this one-bedroom ground-floor flat is situated in Clermiston and is presented with recently upgraded, contemporary interiors. The flat is ideally located within easy reach of excellent amenities, including shops, schools, everyday facilities and services, transport links, and scenic open spaces such as Hillwood Park, Corstorphine Hill, and Clermiston Park.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, fridge/freezer, dishwasher, and washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



## FEATURES

- Ground-floor flat in Clermiston
- Secure shared entrance
- Hall with built-in storage
- Spacious, southwest-facing living/dining room
- Contemporary, fully integrated kitchen
- Double bedroom with built-in storage
- Bathroom with shower-over-bath
- Private sheltered balcony
- Good-sized private garden
- Unrestricted on-street parking





"THIS ONE-BEDROOM  
GROUND-FLOOR FLAT  
IN CLERMISTON  
BOASTS ITS OWN  
PRIVATE BALCONY  
AND GARDEN."



EPC RATING:



COUNCIL TAX BAND:



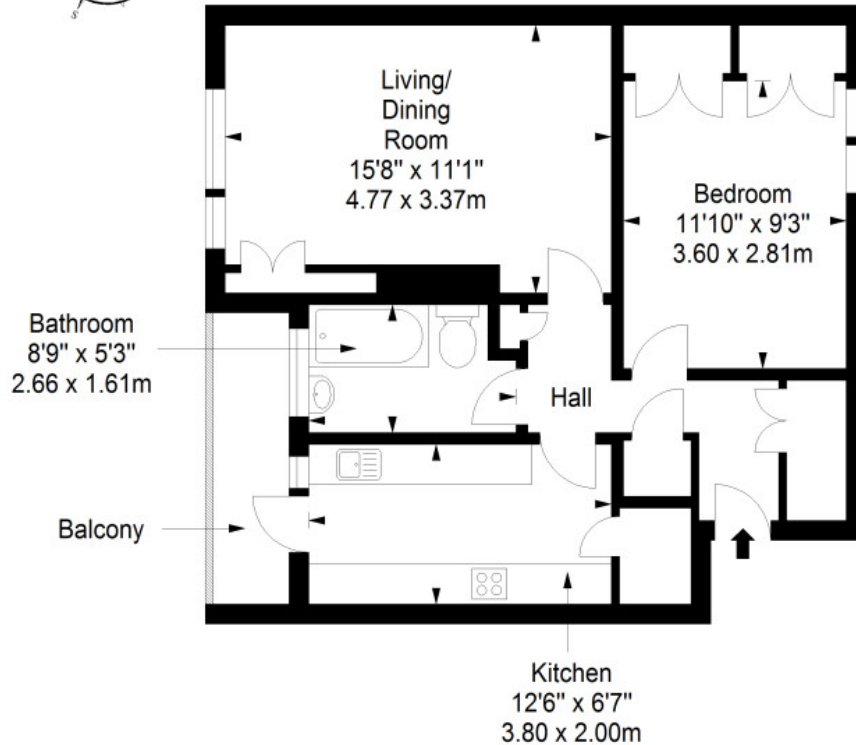
VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



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Ground Floor  
Approx. 50.4 sq. metres (542.5 sq. feet)



Total area: approx. 50.4 sq. metres (542.5 sq. feet)

EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



BORDERS

01890 880 008

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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.