

## 17 Parkgrove Loan Edinburgh EH4 7QX

### Offers Over £450,000

- Large living/dining room featuring a gas fireplace with a marble surround
- Galley kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven
- Two double bedrooms with fitted wardrobes and a single bedroom
- Study/fourth bedroom with an en-suite
- Attic room which would be perfect home office
- Utility room
- Gas central heating and double glazing
- Private gardens to front, side and rear
- Single garage and off-street parking



## Semi-Detached

Blair Cadell are delighted to bring to market this spacious family home in a lovely quiet residential location. With two double bedrooms, single bedroom, home office and attic room, the property offers great potential and will appeal to many. After 40 years the present owner feels it's time to move on and offer another family this lovely home.

The accommodation comprises of a large living/dining room with a lovely gas fireplace that is the perfect place for hosting friends and family. A galley kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven, and access to a useful Utility room with additional storage units. On the first floor there are two double bedrooms both with large fitted wardrobes offering plenty of useful storage space and a single bedroom as well. There is a useful study room on the ground floor with an en-suite off it, making it perfect for a fourth bedroom and an attic room that would be an ideal playroom or large home office space that has access to eaves storage. A family bathroom fitted with a three-piece suite with an electric shower over the bath. The property benefits from gas central heating and double glazing throughout for maximum efficiency. Outside there is a paved area perfect for summer barbeques with easy maintenance, and gardens to the side with mature apple trees. A garden shed and single garage with off-street parking also available. \*No warranties given for systems or appliances, some white goods available by separate negotiation\*

The property is located in the highly regarded Clermiston area of Edinburgh, which lies to the north of the City Centre. Clermiston enjoys a close-knit community spirit, with a superb range of shopping outlets to be found in Corstorphine Village just a short drive over the hill or nearby Craighleith Retail Park. Local shops can be found a short walk away at Parkgrove Shopping Centre with further shopping to be found at the Gyle Complex. Leisure-wise the choice is excellent and includes a range of bars and restaurants, health and sports clubs such as David Lloyd, Drumbrae Leisure centre and fantastic walks along the River Almond to the village of Cramond with the Cramond Beach promenade. Cammo park is also close by. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the city and surrounding areas. The City Bypass and main motorway networks are also within easy reach. For those seeking alternative methods of transport South Gyle and Haymarket railway stations are both easily accessible, with Edinburgh Airport just a short drive away.

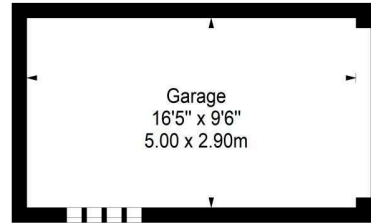
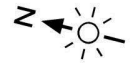
**Viewing by appointment on 0131 337 1800**



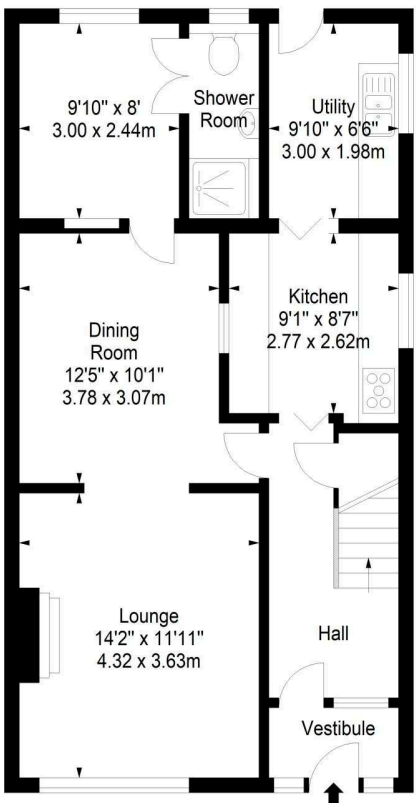
**Parkgrove Loan,  
Edinburgh,  
Midlothian, EH4 7QX**



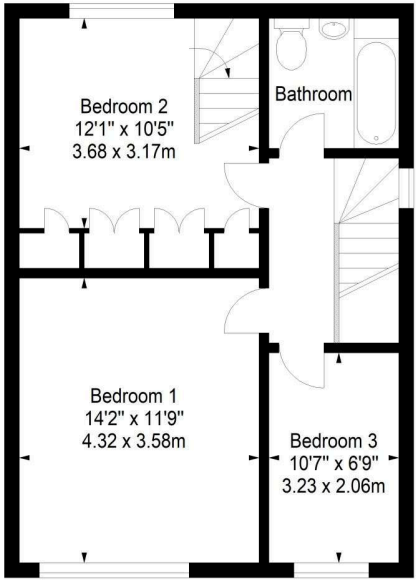
Approx. Gross Internal Area  
1435 Sq Ft - 133.31 Sq M  
Garage  
Approx. Gross Internal Area  
157 Sq Ft - 14.59 Sq M  
For identification only. Not to scale.  
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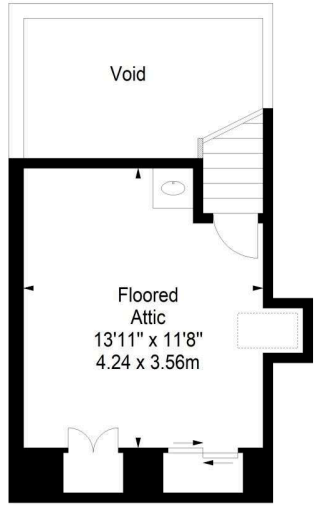
Ground Floor



Ground Floor



First Floor



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