










Offers Over  
**£185,000**

## 39/6 Parkgrove Terrace

Clermiston | Edinburgh | EH4 7NN

This impressive, three bedroom second floor flat, which has been extensively upgraded, benefits from a private garden to the rear and enjoys a pleasant open leafy aspect to the front. Conveniently positioned within the sought after Clermiston district of the city, within easy reach of excellent amenities, commuting link and reputable schooling.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Private Gardens
-  EPC Rating – C
-  Council Tax Band - C



## Description

Offered to the market in move-in condition, this fine home shall undoubtedly appeal to the first-time buyers/couples, rental investors or families alike and merits internal viewing to be fully appreciated. In brief the beautiful accommodation comprises; welcoming entrance hallway with useful storage and utility cupboard, light and airy reception/dining room, dual aspect stylish fitted kitchen with a range of wall and base mounted units, well proportioned principal bedroom with mirrored fitted wardrobes, two further good sized double bedrooms and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating (new boiler installed 2020), double glazing and external storage.



## Extras

All fitted floor coverings will be included in the sale together with the hob, oven, integrated microwave, integrated dishwasher.

## Gardens & Parking

There is a well maintained private section of garden ground located to the rear of the property benefiting from a south-facing aspect and for the car owner, ample unrestricted parking is available to the front and surrounding streets.

## Viewing

By appointment through Neilsons 0131 625 2222.





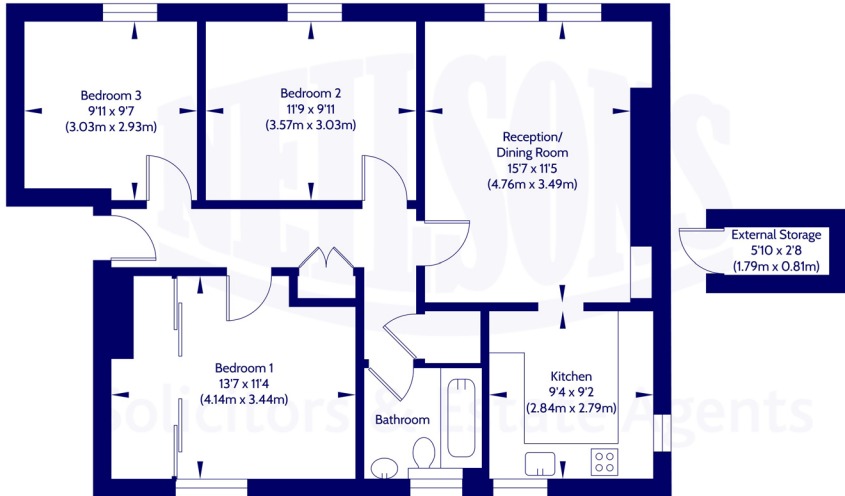
## Location

The property is situated within the sought after Clermiston area of Edinburgh, lying to the west of the City Centre. The area is well served by local shops & amenities with further shops and a Tesco Extra superstore available in neighbouring Corstorphine. The Gyle Shopping Centre is a short drive away and offers a variety of high street shops. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses which are all within easy reach together with Drum Brae and David Lloyd Leisure Centre's, along with Drumbrae Library Hub. Fantastic schooling at both primary and senior level is only a short distance away. The location is ideal for access to The City of Edinburgh Bypass linking the east and west, Scotland's motorway network (M8, M9, M90 and Queensferry crossing) and Edinburgh's International Airport.





Approx. Gross Internal Floor Area 74.23 Sq M / 799 Sq Ft.



## Second 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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