










Offers Over  
**£240,000**

## 11 Parkgrove Terrace

Clermiston | Edinburgh | EH4 7NY

This lovely, well presented extended semi-detached villa with private gardens and monoblock driveway is quietly positioned within the popular residential area of Clermiston, close to excellent amenities, commuting links and reputable schooling.

-  2 Bedroom
-  2 Public Rooms
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



## Description

Offered to the market in move-in condition, this delightful home shall undoubtedly appeal to a wide variety of buyers including young families and that of the professionals and merits internal viewing to be fully appreciated. Enjoying excellent natural light this sizeable home in brief comprises; welcoming entrance hallway with storage facilities, light and airy reception room with gas fireplace, stylish fitted kitchen with integrated appliances, bright and spacious sunroom with doors accessing south facing rear garden, and contemporary wet room. Leading to the upper floor there is a landing with hatch accessing floored attic and two dual aspect double bedrooms one with fitted cupboards. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings, blinds and curtains will be included in the sale together with the integrated appliances in the kitchen.

## Gardens & Driveway

Located to the front is a sizeable private garden, with flower beds together with a monoblock driveway providing off-street parking. Side access leads to the private, south-facing rear garden, mainly laid to lawn and patio area, ideal for outside dining. The hut and garden tools/equipment will also be included in the sale.

## Viewing

By appointment through Neilsons 0131 625 2222.





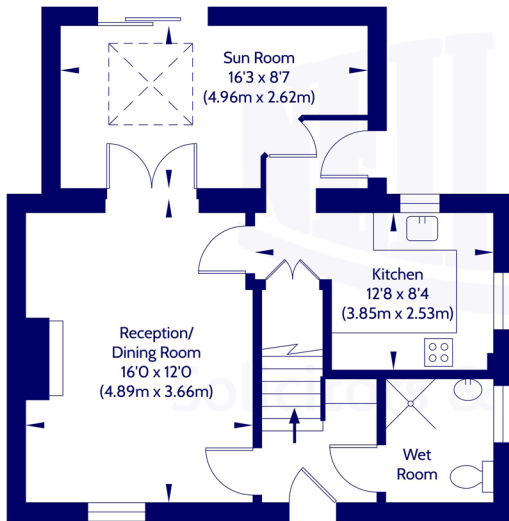
## Location

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 with 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.

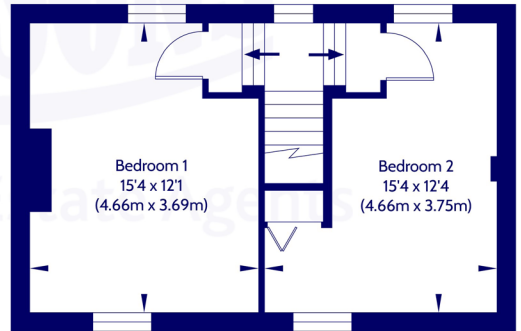
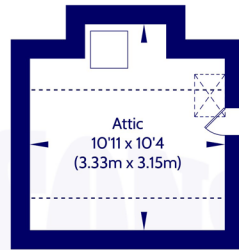
Approx. Internal Area 85.27 Sq M / 918 Sq Ft.

Not to scale. For identification only.

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Ground Floor



First Floor

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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