



Offers Over
£175,000

22/3 Parkgrove Road

Clermiston | Edinburgh | EH4 7RR

This beautifully presented ground floor flat forms part of an established residential area, close to local amenities and transport links. The property would undoubtedly appeal to professionals, families, retirees and buy to let investors.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
1 WC
-  Residents Parking
-  Communal Grounds
-  EPC Rating – C
-  Council Tax Band - C



Description

In move in condition this lovely home merits internal viewing to be fully appreciated and in brief comprises; welcoming entrance hallway with cloaks/WC and access to most rooms. The light and airy rear facing reception/dining room provides the perfect ambience for family living/entertaining. A door gives direct access to the modern well laid out kitchen which has a range of base and wall mounted units with co-ordinating work surfaces/splash backs. Finally, there are three bright and spacious bedrooms and contemporary fully tiled bathroom with electric shower over bath. Further benefits include new gas central heating (installed 2020), double glazing and good built in storage/wardrobes.



Extras

All fitted floor coverings will be included in the sale together with the hob and oven.

Gardens & Parking

The property is positioned within shared grounds with communal drying area. Ample residential parking is also available.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

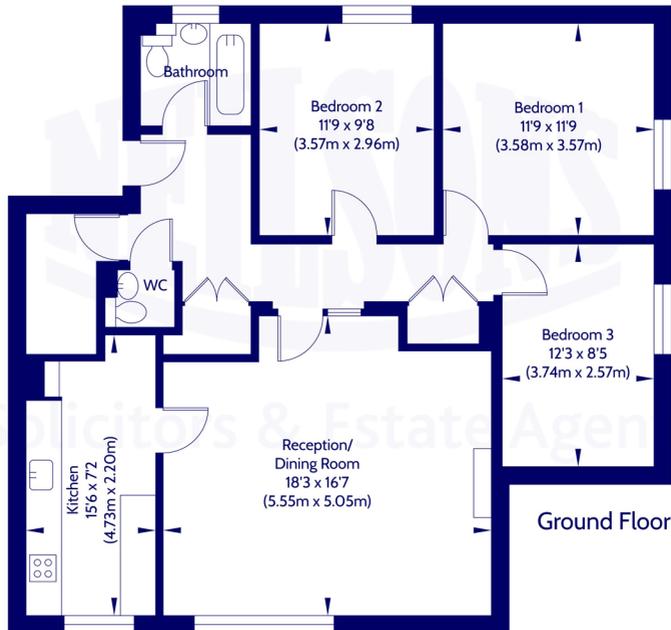
The property is situated within the sought after Clermiston area of Edinburgh, lying to the west of the City Centre. The area is well served with local shops, bars and cafes together with a 24-hour Tesco's supermarket. The Gyle Shopping Centre is a short drive away and offers a variety of high street 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 Centres, along with Drumbrae Library Hub. Fantastic schooling at both primary and senior level is only a short distance away including Clermiston Primary School and The Royal High School. 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 92.9 Sq M / 1000 Sq Ft.

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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