










Offers Over
£199,995

57 Parkgrove Crescent

Clermiston | Edinburgh | EH4 7RW

This well proportioned mid-terraced villa with private front and rear gardens is quietly positioned within the popular residential area of Clermiston, close to excellent amenities, commuting links and reputable schooling. The property would now benefit of some modernisation and would undoubtedly appeal to first time buyers, professionals or young families.

-  2 Bedroom
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - D



Description

Enjoying excellent natural light in brief the property comprises; welcoming entrance hallway with under stair storage, light and airy reception room with electric fireplace, fitted kitchen with a range of base and wall mounted units and rear hallway with storage and door accessing garden. Leading to the upper floor there is a spacious landing with hatch accessing insulated attic, two good sized double bedrooms – one of them with fitted wardrobes and bathroom with three-piece suite and electric shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the cooker, washing machine and fridge/ freezer. The property will be sold as seen.

Gardens & Parking

Located to the front is a sizeable private garden, laid to lawn with path leading to main door. There is a private, predominantly south-facing rear garden, mainly laid to lawn with decked patio, ideal for outside dining. The shed will also be included in the sale. For the car user there is ample on-street parking to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.



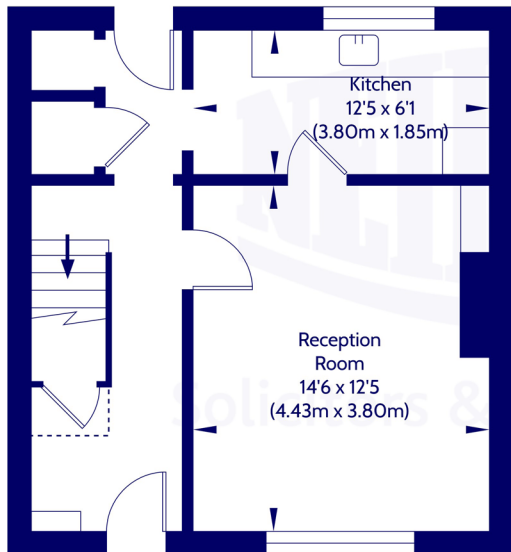


Location

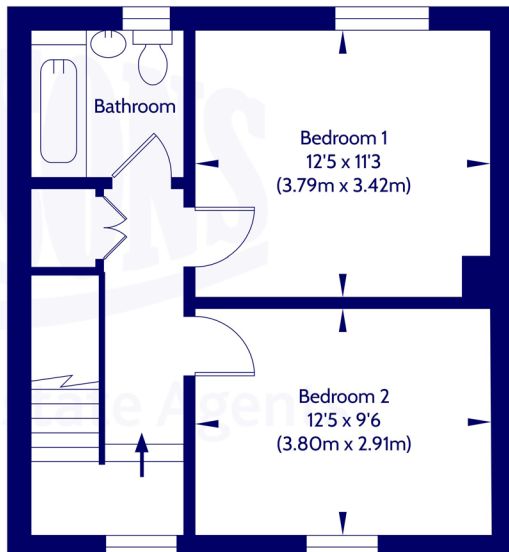
The property is situated within the sought after Clermiston area of Edinburgh, lying to the west of the City Centre. The area is well served with local shops & amenities with further shops and a Tesco Extra superstore available in neighbouring Corstorphine. The Gyle Shopping Centre is a short drive away 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 75.75 Sq M / 815 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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