



44 Parkgrove Crescent

Clermiston, Edinburgh, EH4 7RP

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Well-presented with stylish, modern interiors and tasteful décor, this three-bedroom semi-detached house is situated on an established residential street in Clermiston, offering an ideal home for families, professionals, couples, and rental investors alike. The home is accompanied by a garden and a private driveway, and it lies within walking distance of amenities such as shops, other everyday essentials, a primary school, a leisure centre, and open parkland.

The front door is set back from the road behind the driveway and opens into a welcoming hallway (with built-in storage), immediately setting the tone for the interiors to follow with neutral décor and wood-styled flooring. On your right, you step into a sunny, south-facing reception room, where plenty of space is provided for configurations of furniture catering for both relaxation and dining. Continuing the attractive presentation of the hall, the living and dining room is decorated in understated, tasteful tones and fitted with the same oak-inspired flooring. The kitchen is conveniently connected to the reception room and is fitted with modern wall and base cabinets, accompanied by spacious worktops and splashback panels. Integrated appliances comprise an oven, hob, and extractor hood, whilst provision is made for freestanding and undercounter goods. The kitchen further benefits from additional built-in storage and a door out to the garden.

Features

- Semi-detached house in Clermiston
- Attractive, modern interiors
- Inviting hall with built-in storage
- South-facing living/dining room
- Modern kitchen with garden access
- Two double bedrooms
- One single bedroom with built-in storage
- Stylish, contemporary bathroom with shower-over-bath
- Sheltered rear garden with two sheds and a greenhouse
- Private front driveway
- Gas central heating system
- Double-glazed windows
- EPC Rating - C





“South-facing living/dining room,
a modern kitchen with garden access,
two double bedrooms and
one single bedroom with built-in storage”







The bedrooms can be found on the first floor, approached via a staircase and landing. The bedrooms are all spacious, offering plenty of space for furniture, and decorated in neutral tones, with fitted carpets for optimum comfort underfoot. One is also accompanied by built-in storage. A bathroom, found on the ground floor, completes the accommodation, comprising a bath with a rainfall overhead shower and a glazed screen, a WC-suite set into vanity storage, and a chrome towel radiator. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is accompanied by a rear garden featuring lawns, a patio for outdoor seating and barbecues, leafy trees, two shed for handy external storage, and a greenhouse. Off-street parking is provided by a private front driveway.

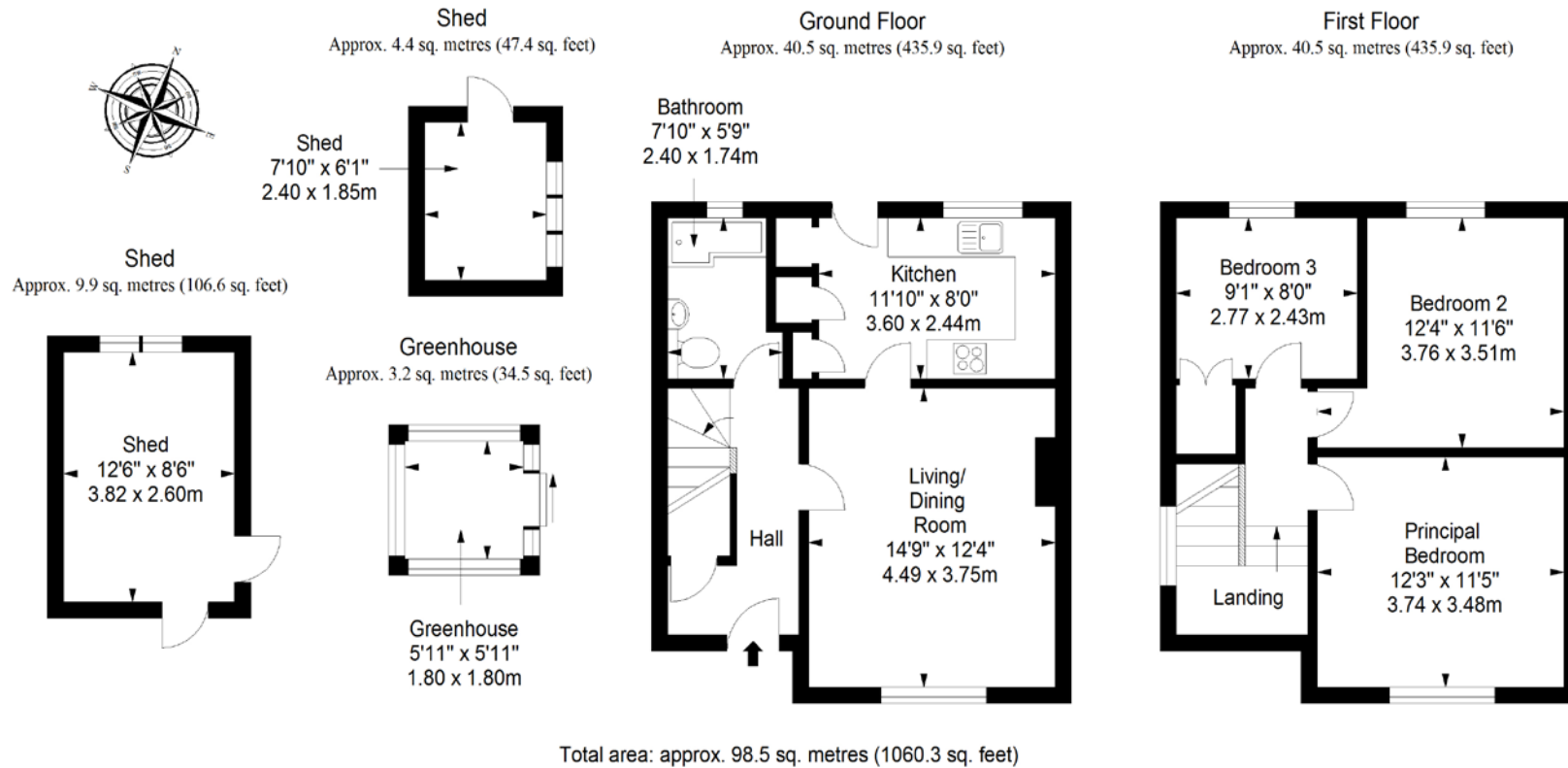
Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, garden sheds, greenhouse, and bedroom wardrobes will be included in the sale.

Clermiston

Situated west of the city centre and just north of sought-after Corstorphine, Clermiston is a popular choice among families and young professionals owing to its excellent local services and amenities, well-regarded catchment schools and convenient transport links. The leafy residential area has no shortage of public parks and green spaces, such as Hillwood Park and Corstorphine Hill, as well as Drum Brae Park, which is home to Drum Brae Leisure Centre. Packed with indoor sport and fitness facilities, including a 25-metre swimming pool, a state-of-the-art gym, a fitness studio and a sports hall, the leisure centre also commands stunning views across the Firth of Forth. Golf enthusiasts are equally spoilt for choice, with a number of prestigious golf courses nearby. Residents of Clermiston enjoy ideal local services and amenities right on their doorstep, as well as extensive retail facilities at nearby Corstorphine Retail Park and Craighleith Retail Park, including a selection of major supermarkets and large high-street outlets. The area enjoys good primary and secondary state schools, whilst some of the capital's best private school choices are within easy driving distance. Clermiston offers swift and easy access to Edinburgh Airport, Queensferry Crossing and the M8/M9 motorway network, as well as fantastic public transport links travelling across the city, day and night.



Floorplan



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