



Fixed Price

**£470,000**

## 8 Parkgrove Gardens

Clermiston | Edinburgh | EH4 7QL

Situated in the popular residential area of Clermiston is this attractive, four bedroom detached bungalow which has been converted to offer well proportioned accommodation over two levels. With two public rooms, a garage and a generous rear garden this property would make a fantastic family home close to local amenities and transport links to the City Centre and beyond.

-  4 bedrooms
-  2 public rooms
-  1 bathroom & 1 shower-room
-  Private front and rear gardens
-  Garage & drive
-  EPC rating – C
-  Council tax band - E



## Description

This detached converted bungalow offers spacious family accommodation over two levels with the downstairs accommodation briefly comprising hallway, attractive lounge with bay window to the front, good sized dining/family room overlooking the rear garden, fully fitted kitchen with door to garden, two double bedrooms and a stylish, modern bathroom complete with subway tiling and roll top bath.

Moving upstairs there is a deep storage cupboard in the hall, two further double bedrooms, one with eaves storage and a handy shower room.

The property further benefits from gas central heating, double glazing and solid hardwood flooring downstairs (with the exception of the hall). There is also a cellar (restricted height) under the kitchen.





## Extras

The fridge/freezer, washer/dryer, dishwasher, gas hob and electric oven are all included in the sale.

## Gardens, Garage & Driveway

There is a well maintained garden to the front and a large garden to the rear, mainly laid to lawn and with a patio area offering an ideal space for dining in the summer months. The garden offers room for extension (subject to obtaining the appropriate consents). There is a single garage plus a drive providing off street parking.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

Parkgrove Gardens is located in the established and popular district of Clermiston to the northwest of Edinburgh City Centre. A wide choice of local shops are available within easy walking distance to provide for day to day needs with further shopping available in neighbouring Corstorphine. Excellent local bus services connect quickly to the city centre and surrounding areas and by car, the city bypass, Edinburgh International Airport and the central motorway network are all within easy reach. Well-regarded schooling is available from nursery to secondary level and a good choice of recreational facilities are close at hand including Drum Brae Leisure Centre and swimming pool and the beautiful Corstorphine Hill nature reserve.



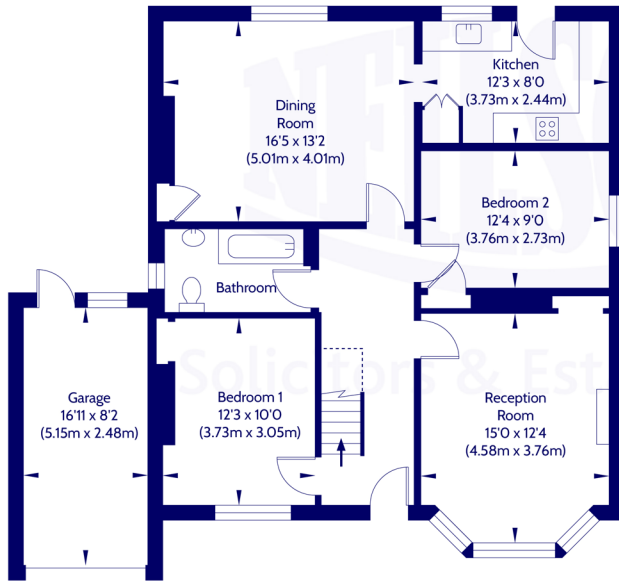
Approx. Internal Area 120.58 Sq M / 1298 Sq Ft.

Not to scale. For identification only.

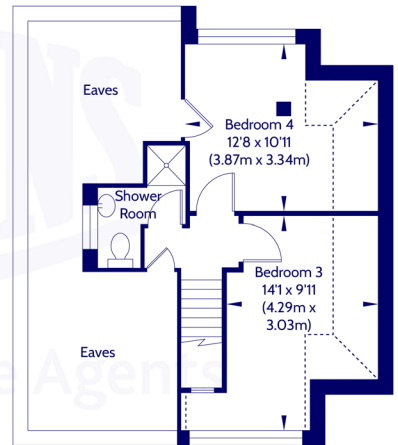
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## Ground Floor



## 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.



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