



Solicitors & Estate Agents










Offers Over  
**£175,000**

# 50 Clermiston Place

Clermiston | Edinburgh | EH4 7DR

Situated in the ever popular residential area of Clermiston on the west side of Edinburgh, this main door lower flat offers two bedrooms. Whether you're a small family, a first-time buyer, or an investor interested in buy-to-let opportunities, this property presents a fitting option. The property is ideally located for a range of excellent local amenities, public transport links and the main motorway network.

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



## Description

A small extension at the front enhances the house, creating a charming porch area that adds a great functional space. Upon entering, you are greeted by a reception room at the front, featuring a focal fireplace that adds warmth and coziness to the space. Moving further in, a modern fitted kitchen situated at the rear provides convenient access to the garden, seamlessly blending indoor and outdoor living. The property boasts two generously sized double bedrooms, one positioned at the front and the other at the rear, both offering ample space and comfort (wardrobes included). Completing the interior is a contemporary bathroom, offering modern amenities and style.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Parking

To the front of the property is a low maintenance monoblock garden and to the rear is a spacious and delightful rear garden, fully enclosed with shed, this doesn't include the summerhouse. The space offers a large patio, ideal for outside entertaining along with a child safe large lawn. Ample unrestricted on street parking is available.

## Viewing

Please contact Neilsons on 0131 625 2222.



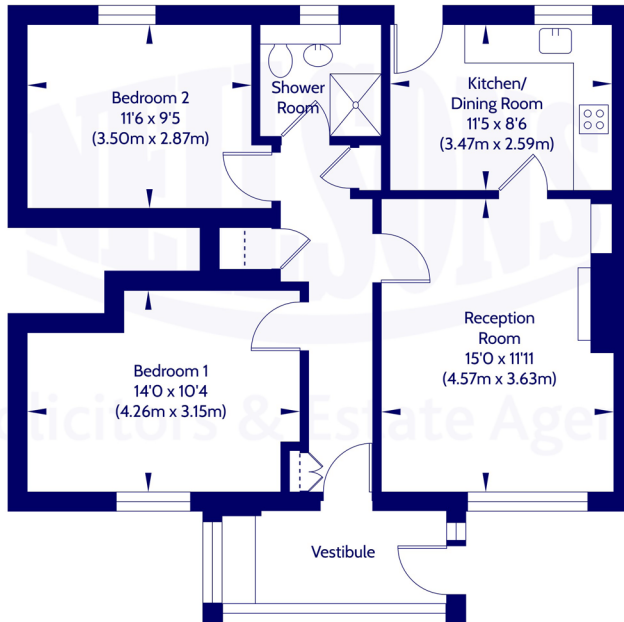




## Location

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 Centres, 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 International Airport

Ground Floor  
Approx. Internal Area 67.42 Sq M / 726 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.



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