



73 Clermiston Crescent
Edinburgh, EH4 7BP

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"73 Clermiston Crescent is a stunning two-bedroom, semi-detached family home"

- ENTRANCE HALL
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

The popular residential area of Clermiston is located four miles west of Edinburgh City Centre. Good local shopping amenities can be found in the nearby locale of Corstorphine, including the impressive Gyle Shopping Centre, which hosts a Morrisons supermarket. Local shopping is also available at a large Tesco Extra on Meadow Place Road. For sport and recreation, residents have the fantastic Drum Brae Leisure Centre, which boasts a swimming pool, a gym and fitness studios, practically on their doorstep. Murrayfield Stadium and Murrayfield Ice Rink are both a short drive away. There is also a choice of prestigious golf clubs in nearby Barnton. Cramond, just north of Clermiston, promises relaxing strolls along the beach and promenade towards Granton, or scenic walks along the River Almond. The property is well-served by public transport into the city centre. Commuters enjoy excellent links to Edinburgh City Bypass and the motorway network, as well as frequent train and tram services from Edinburgh Gateway. Edinburgh International Airport is also just a short distance away.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



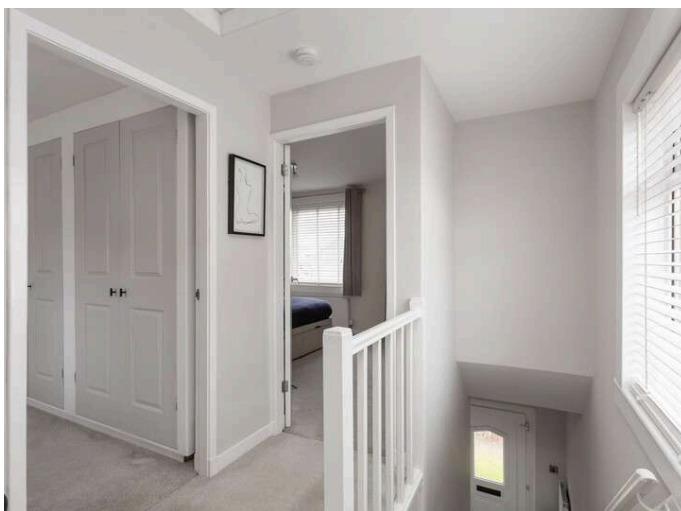
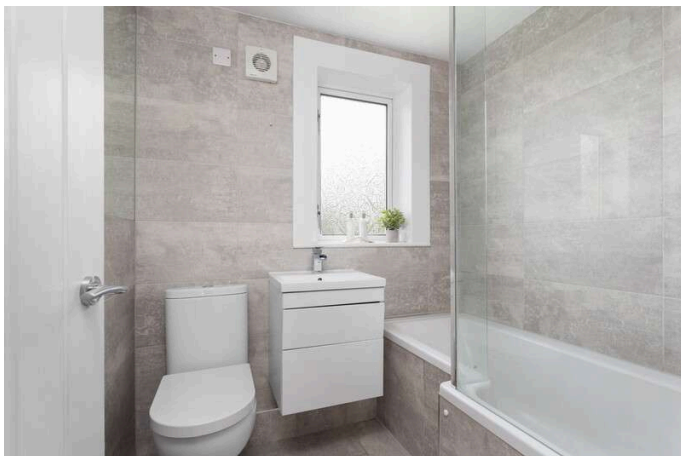
DESCRIPTION

73 Clermiston Crescent is a stunning two-bedroom, semi-detached family home, situated on an elevated plot within a highly desirable locale, 4 miles west of the Edinburgh city centre. Having been upgraded by the current owner with incredible attention to detail, early viewing is highly recommended. The accommodation comprises: welcoming hallway with carpeted stair leading to the first floor; bright and spacious, front facing living room with feature fireplace; modern kitchen diner with ample floor and wall mounted storage cupboards; front facing double bedroom 1 with built in wardrobe space; rear facing double bedroom 2 with built in double wardrobes and a stunning, fully tiled family bathroom with mains fed shower over bath. Externally, the property boasts a mainly laid to lawn front garden with side access leading to the large, enclosed rear garden with decked patio areas, perfect for entertaining within the summer months. Further benefits include: gas central heating; double glazing and ample on street parking.

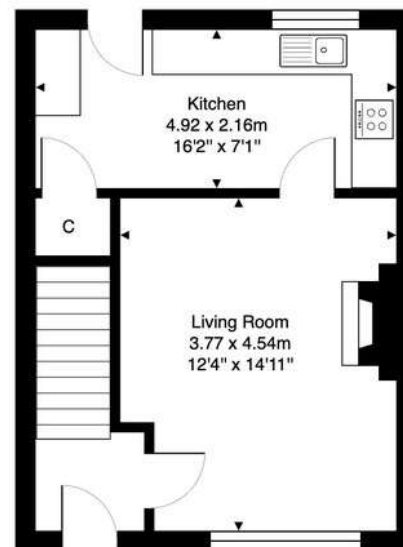
EPC RATING

The energy efficiency rating for this property is band C

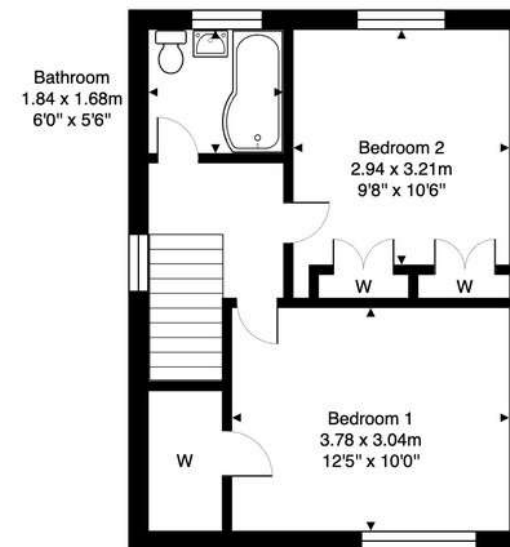
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Ground Floor



First Floor

Total Area: 67.3 m² ... 724 ft²

All measurements are approximate and for display purposes only.

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