



35 Clermiston Grove  
Clermiston, Edinburgh, EH4 7DA



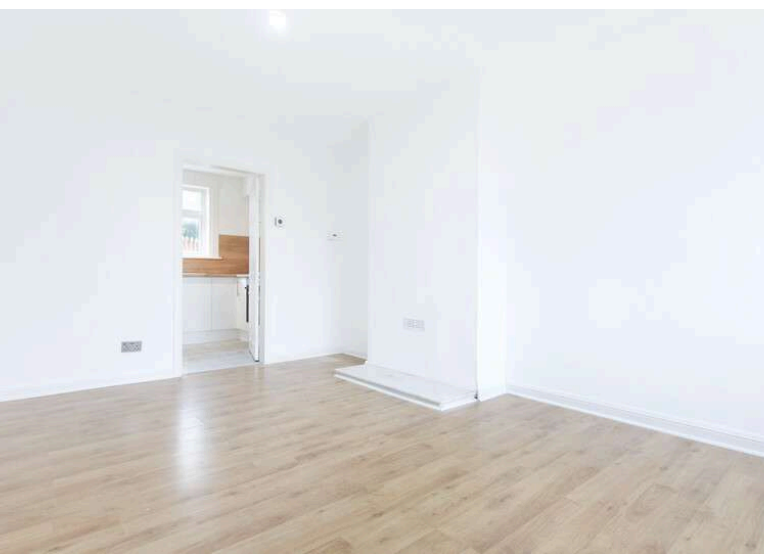


# 35

## Clermiston Grove

Well proportioned and easily manageable extended mid-terraced villa offering flexible family accommodation, situated in a popular and mature residential area.

- Elevated position w/private front garden
- Spacious lounge/dining room
- Newly fitted kitchen & a useful pantry
- Rear lobby leading to private rear garden
- Master bedroom w/en-suite WC
- Two Double Bedrooms
- Gas central heating & double glazing
- On-street parking
- Tenure - freehold



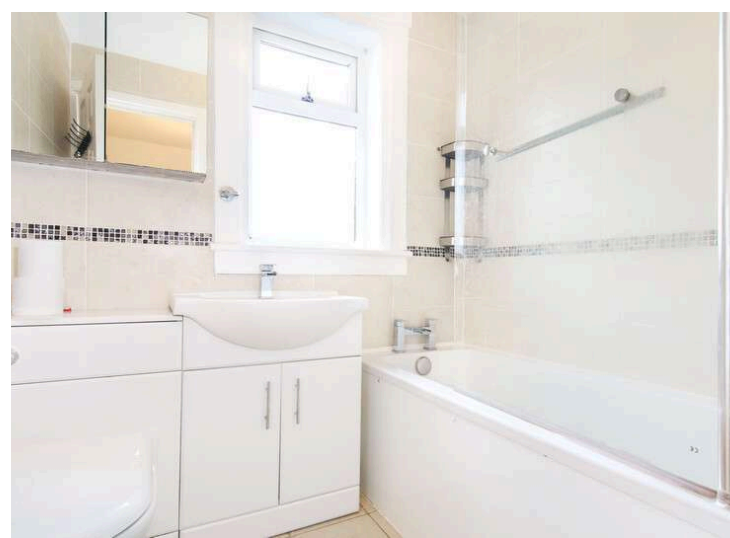
Home Report: £260,000  
Offers Over: £249,950  
EPC Rating: C  
Council Tax: D

Well proportioned and easily manageable extended mid-terraced villa offering flexible family accommodation arranged over three floors in this popular and mature residential district to the west of the city centre.

It occupies an elevated position with fine open views and comprises reception hall, lounge, newly fitted kitchen, cloakroom/WC, three double bedrooms and bathroom with shower. It also enjoys the benefit of gas central heating and double glazed windows.

There are mature private gardens to both front and rear and unrestricted on-street parking on Clermiston Grove itself.

Early viewing is highly recommended to fully appreciate what is on offer.





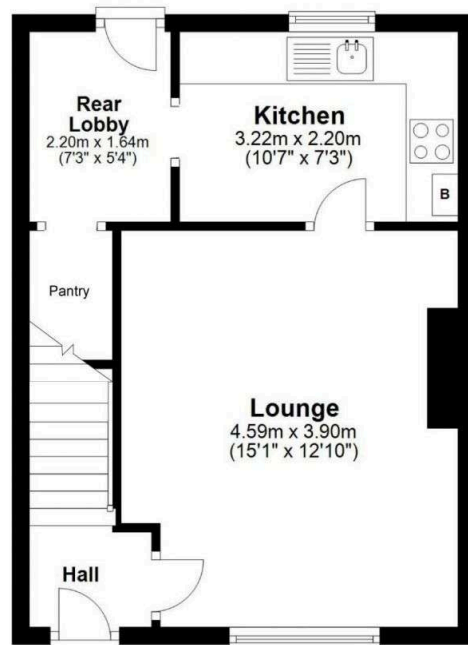
Situated west of the city centre and just north of sought after Corstorphine, Clermiston is a popular choice among families and young professionals owing to its excellent local services and amenities, well-regarded catchment schools and convenient transport links.

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.

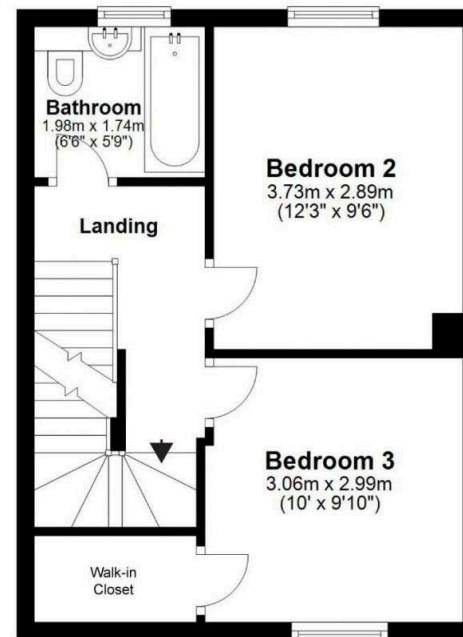
Residents of Clermiston enjoy ideal local services and amenities right on their doorstep, as well as extensive retail facilities at nearby Corstorphine Retail Park and Craighleith Retail Park, including a selection of major supermarkets and large high-street outlets.

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.

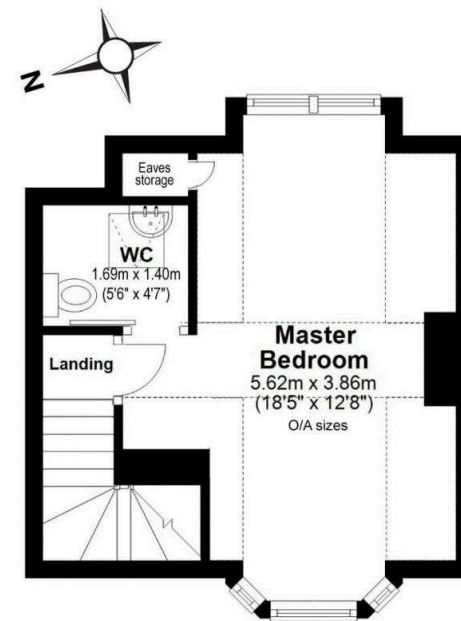
Extras: To include all fitted carpets & fitted flooring, curtains, oven, hob, cooker hood, washing machine, fridge/freezer, and light fixtures in the sale.



Ground Floor



First Floor



Second Floor



VMH SOLICITORS

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