Offers Over
£165,000

1/3 Essendean Place

Clermiston | Edinburgh | EH4 7HF

A well proportioned, dual aspect first floor flat with the added benefit of a private garden plus balcony. Situated within the residential area of Clermiston and close to local amenities and commuting links, this property is sure to appeal to first time buyers, professionals and buy to let investors.

- 1 public room
- 2 bedrooms
- 1 bathroom
- Private balcony
- Private garden
- On street parking
- EPC rating – C
- Council tax band - B

Description

The accommodation briefly comprises hallway with storage cupboard and second deep cupboard with light, spacious lounge/dining room with a patio door leading to a useful balcony with space for a small table and chairs, bright kitchen with white wall and base units, two double bedrooms and fully tiled shower room.

The property further benefits from gas central heating and double glazing.

Extras

All fixtures and fittings will be included in the sale along with the gas hob and electric oven.

Gardens and Parking

There is a private area of garden to the rear of the property with a communal drying green beyond.

Parking is on street and unrestricted.

Viewing

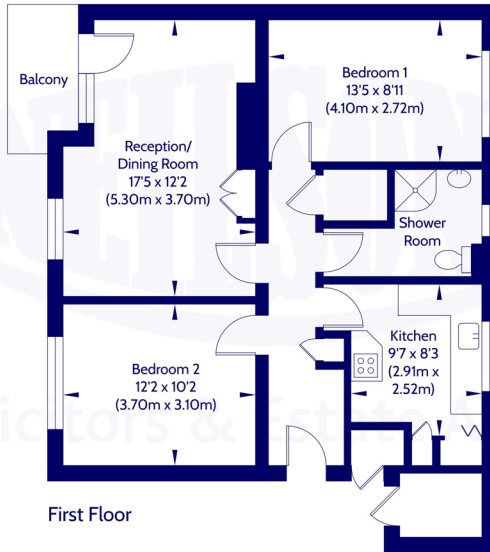By appointment through Neilsons (0131 625 2222).

Location

Clermiston provides local convenience shopping with the Gyle Shopping Centre and Hermiston Gait only a short drive away and offering a wide range of major retail outlets and services. Neighbouring Corstorphine has a Tesco Extra and Lidl Supermarket along with a wide range of independent shops and services, cafes, restaurants & takeaways. Schools catering for all age groups are easily accessible and a frequent public transport service operates close by offering swift access to Edinburgh City Centre and the surrounding areas. Leisure and recreational opportunities in the area include the Drumbrae and David Lloyd Leisure Centre's, Corstorphine Hill Nature Reserve, local golf courses, tennis club and the Drumbrae Library and Community Hub. The area is ideal for commuters as links to the City Bypass, M8/M9, the Queensferry Crossing and Edinburgh International Airport are all close at hand.

Approx. Gross Internal Floor Area 66.95 Sq M / 721 Sq Ft.

Balcony

Reception/
Dining Room
17'5 x 12'2
(5.30m x 3.70m)

Bedroom 1
13'5 x 8'11
(4.10m x 2.72m)

Shower
Room

Bedroom 2
12'2 x 10'2
(3.70m x 3.10m)

Kitchen
9'7 x 8'3
(2.91m x
2.52m)

First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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