



30 Clermiston Crescent, Edinburgh, EH4 7DG



## Welcome

Welcome to Clermiston Crescent, this generously proportioned three bedroom extended end terraced villa offers bright and spacious family accommodation, boasting gardens to the front and rear along with a double driveway and garage/workshop. The property is ideally located in the popular residential area of Clermiston, close to an abundance of local amenities, schooling and swift transport links. Presented to the market in good order throughout, we would recommend and early viewing.

- Reception hallway with useful storage.
- Rear facing living room allows direct access to the garden.
- Fully fitted kitchen installed 2022.
- Three double bedrooms.
- Large attic room accessed by a fixed ladder.
- Bathroom newly installed comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing.
- Rear garden with decked areas, garden shed with power.
- Double driveway and garden to the front.
- Garage/workshop with an up and over door. Please note the garage has restricted width to rear so may not be suitable to accommodate a car.







## Clermiston

Clermiston provides local convenience shopping within easy walking distance of this property with the Gyle Shopping Centre and Hermiston Gait only a short drive away providing a wide range of major retail outlets and services. Neighbouring Corstorphine offers a Tesco Extra and Lidl Supermarket along with a wide range of independent shops and services, cafes, restaurants & take-aways. Highly regarded schools catering for all age groups are easily accessible and a frequent public transport service operates close by offering swift access to the Edinburgh city centre and the surrounding areas. Leisure and recreational opportunities in the area abound and include the Drumbrae and David Lloyd Leisure Centres, 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.

## Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.





# Get in touch

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Property Hub:

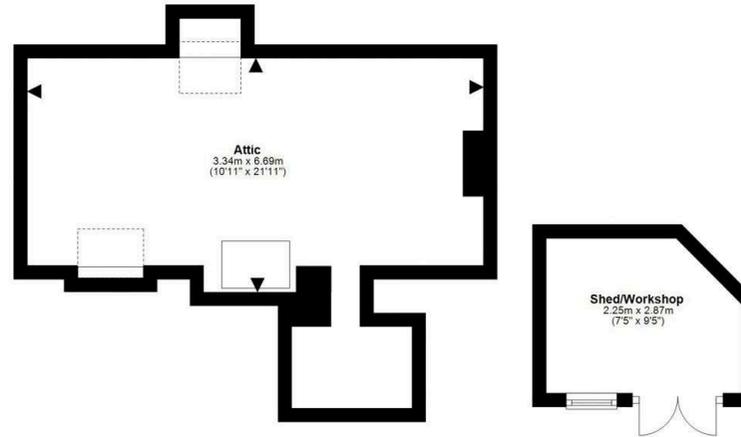
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

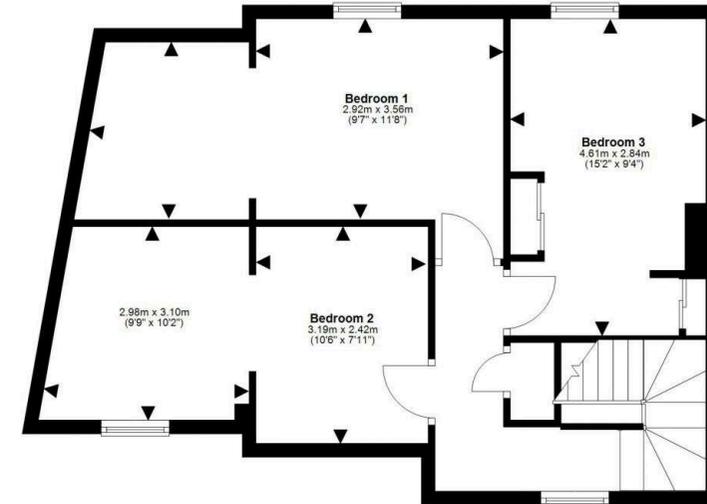
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.