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19 Durar Drive,

Edinburgh, EH4 7HW



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C



FREEHOLD

Description

Clancy's Solicitors & Estate Agents are delighted to present this versatile four-bedroom mid terrace family home, located in the heart of Edinburgh's popular Clermiston area. The property is offered to the market in excellent order throughout and has been painted in neutral tones. The accommodation briefly comprises a welcoming entrance hallway, a bright and spacious living room, a sleek fitted kitchen and useful downstairs shower room. A carpeted staircase leads to the upper landing which gives access to three good sized light and airy bedrooms. The property further benefits from gas central heating, double glazing, private gardens to the front and rear, the current owners use the front garden for private off-street parking. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size and standard of the property on offer.

Location

The sought-after residential district of Clermiston lies approximately 4 miles West of Edinburgh City Centre. The area is well served by local retailers with the nearby Gyle shopping centre, Craigleath Retail Park, Hermiston Gait and Corstorphine all providing an extensive range of shops. The location is ideal for the commuter, with the local public transport system providing frequent links to the City Centre and surrounding areas. The City bypass linking the national motorway network, Queensferry Crossing and Edinburgh International Airport are also within easy reach of the property. Excellent schooling at all levels is available locally including Clermiston Primary School and The Royal High School. A wide range of leisure and recreational facilities are close at hand including The Royal Burgess and Bruntsfield Golf Courses, Drum Brae Leisure Centre and David Lloyd sports club together with delightful walks along Cramond and Silverknowes foreshore.

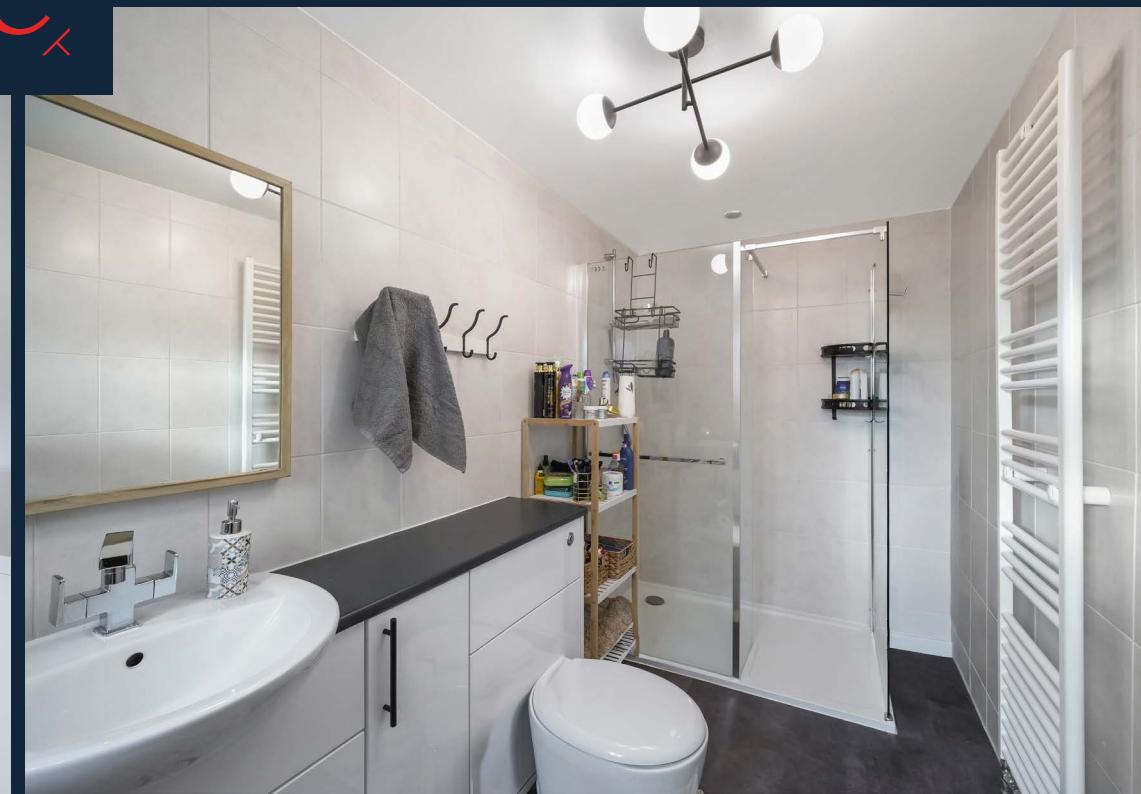
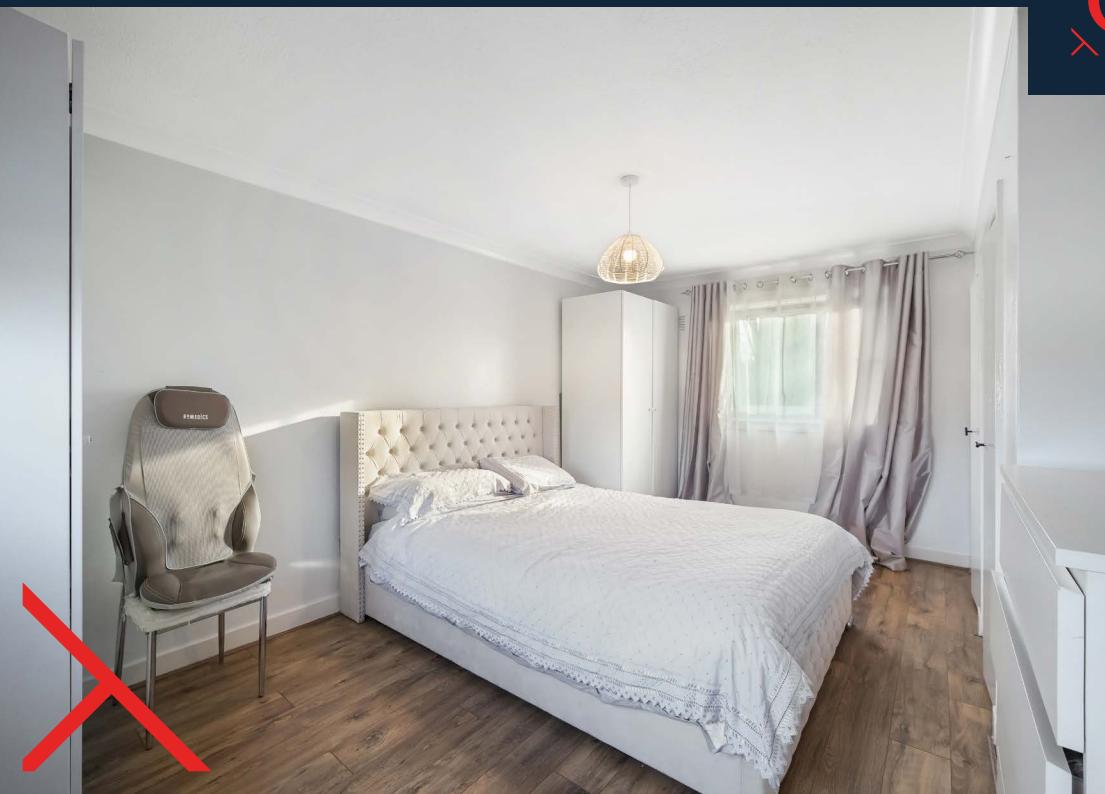
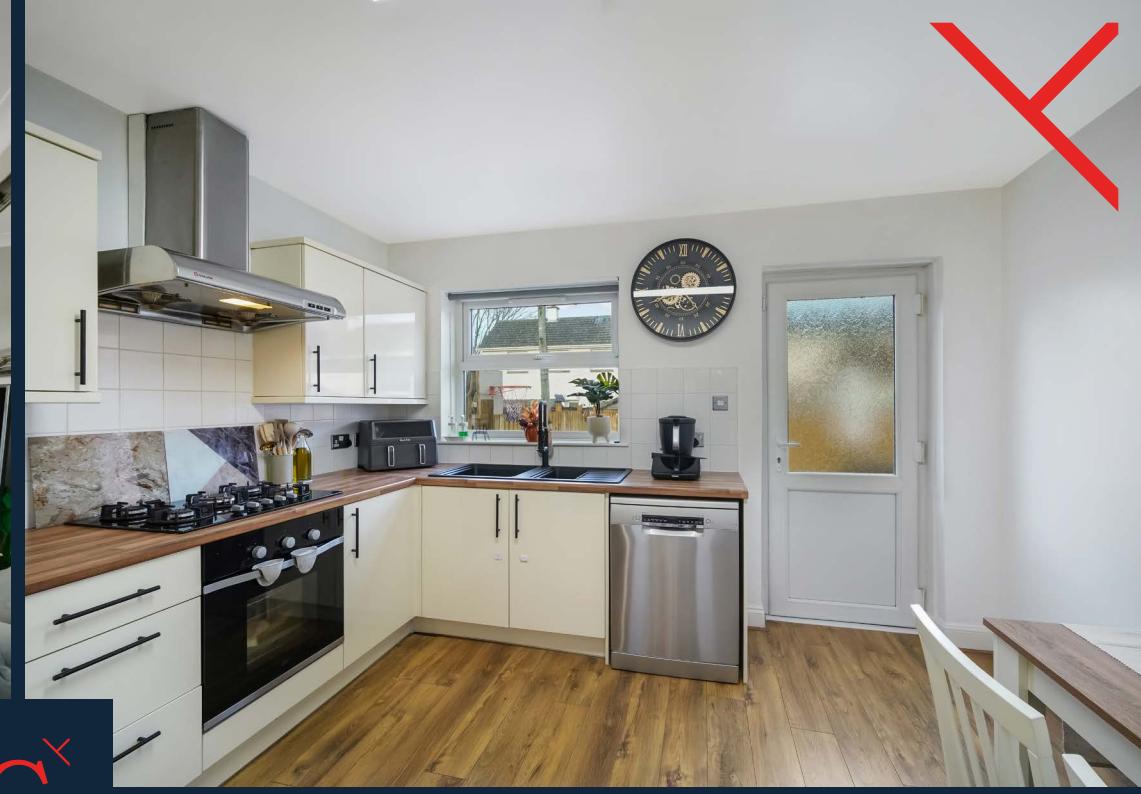
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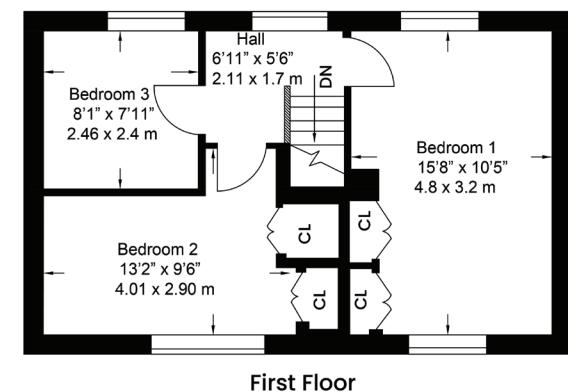
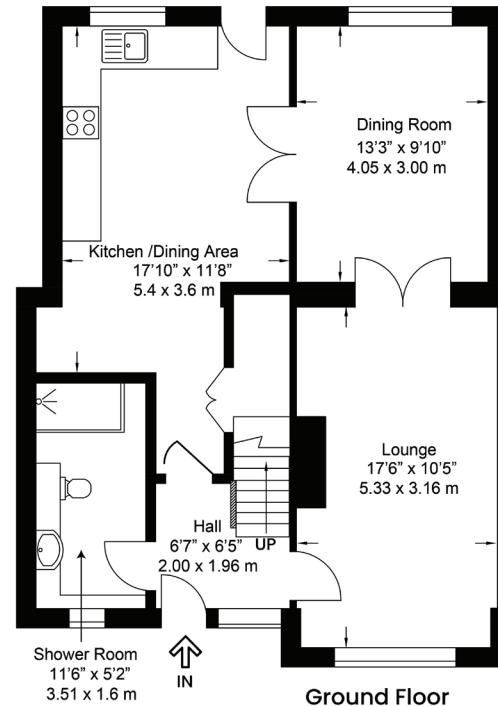
All fitted floor coverings.

Features

- Entrance hallway
- Living room
- Kitchen
- Downstairs shower room
- Upper landing
- 4 Bedrooms
- Gas central heating
- Double glazing
- Private gardens to the front and rear
- EPC rating - C
- Council Tax Band - D
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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