



CLANCYS

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2/2 Essendean Terrace,

Edinburgh, EH4 7HD



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EPC

C



FREEHOLD

Description

An excellent opportunity has arisen to acquire this lovely 1-bedroom ground floor flat, has a great location on a residential street in the popular Clermiston area of Edinburgh. Close to excellent local amenities and Clermiston Hill is a short walk away. The property is presented to the marketed in good order throughout and will make a superb starter home for a young professional, couple or perhaps someone who is looking to downsize from a larger family home. The accommodation briefly comprises a welcoming entrance hall, a spacious living/ dining room, a modern fitted kitchen with access to private balcony, a large light and airy double bedroom, that provides a tranquil retreat and a contemporary bathroom with white three-piece suite with shower over the bath. The property further benefits from gas central heating, double glazing, an abundance of storage facilities, private garden, communal garden and there is on street parking available to the front of the property. Viewing is highly recommended.

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, Craighleith 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.

Extras

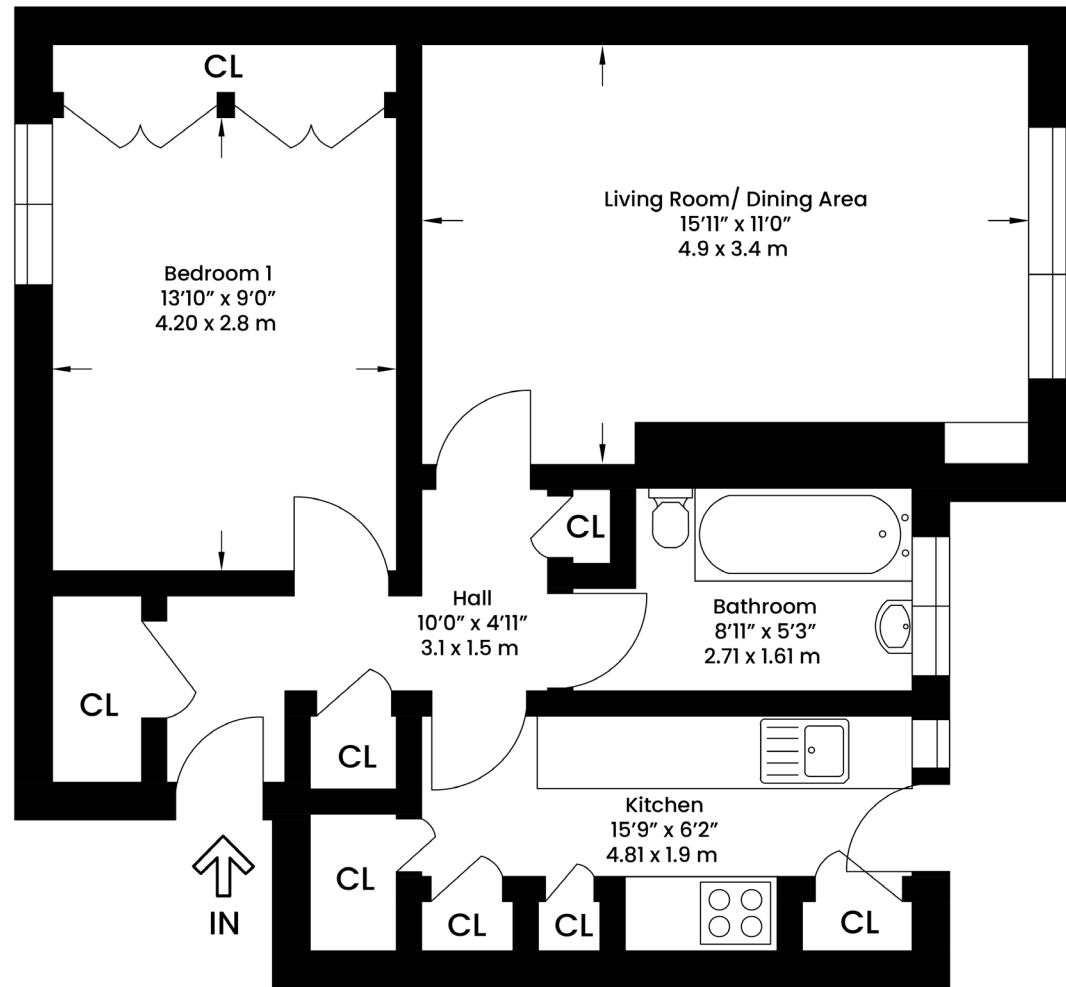
All fitted floor coverings.

Features

- Entrance hall
- Living/dining room
- Kitchen with private balcony off
- 1 Bedroom
- 1 Bathroom
- Gas central heating
- Double glazing
- Good storage facilities
- Private garden
- Communal garden
- On-street parking
- EPC rating - C
- Council Tax Band – B
- 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)
vistaBee 2026