

● Beveridge
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& Ross

0131 554 6244



Offers Over £130,000

1/3 Essendean Place, Clermiston, EH4 7HF





Extremely Light And Spacious First Floor Flat With Private Balcony

An excellent opportunity to acquire an extremely light and spacious first floor flat pleasantly located with bright southerly aspect within a mature development in the popular Clermiston district lying northwest of the city centre.

This most appealing starter home with letting potential offers a bright, generous interior comprising: welcoming hallway, charming lounge/diningroom with private balcony off, two double bedrooms/one with fitted wardrobes, fitted kitchen with appliances and showerroom. While well maintained, the property would now benefit from some upgrading and decoration. Comfort is assured by means of gas central heating complemented by double glazed windows and there are also excellent storage facilities including private cupboards accessed from the shared landing. There is a private garden to the rear of the building as well as a shared drying area.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

ACCOMMODATION (WIDEST POINTS)

Lounge/Diner	5.31 m x 3.68 m / 17'5" x 12'1"
Kitchen	3.05 m x 2.90 m / 10'0" x 9'6"
Bedroom 1	4.09 m x 2.77 m / 13'5" x 9'1"
Bedroom 2	3.71 m x 3.10 m / 12'2" x 10'2"
Shower Room	2.84 m x 1.98 m / 9'4" x 6'6"

LOCATION

The property is located in the increasingly popular Clermiston area of Edinburgh which is well served by a number of local shops with a more comprehensive range available at nearby Corstorphine including a large Tesco Supermarket. Both the Gyle Shopping Centre and Hermiston Gait Retail Park are only a short drive away offering an excellent selection of major retail outlets. Schools catering for all age groups are easily accessible including Clermiston Primary School and the Royal High School in which catchment areas the property currently lies. There are a range of recreational facilities in the vicinity including health/sports clubs and golf courses in addition to a number of bars and restaurants. The property is also well placed for the city by-pass, M8/M9 motorways, Edinburgh International Airport and Queensferry Crossing. A frequent public transport service operates nearby to many parts of the city.

GARDEN

There is a private rear garden and shared drying area

EXTRAS Fitted floor coverings, curtains and blinds

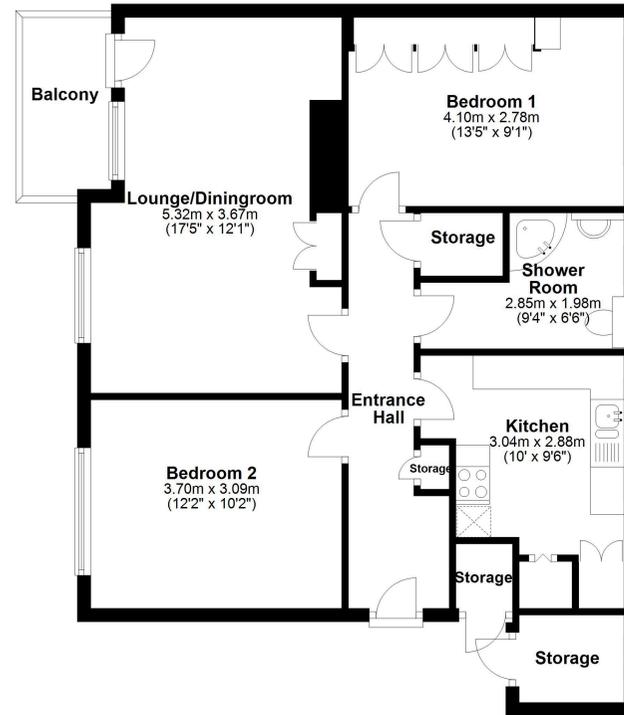
EPC RATING C

VIEWING By appt, please telephone agents 0131 554 6244





1/3 Essendean Place



Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.

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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.