



Estate Agents and Solicitors

## 3/4 Essendean Place, Clermiston, Edinburgh, EH4 7HF

Light and Tastefully Presented, Two-Bedroom, First-Floor Flat, with a Balcony

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# Property Description

Light and tastefully presented, two-bedroom, first-floor flat, with a private balcony. Forming part of established development, in the popular Clermiston area, northwest of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms and a bathroom.

Highlights include a luxurious bathroom with a separate shower cubicle, a fitted kitchen, and contemporary flooring throughout. In addition, there is double glazing, gas central heating and excellent storage provision, including two external stores.

Overlooking a pleasant communal green to the front, there is also a shared drying yard to the rear and ample unrestricted residents' parking.

A welcoming hall, with storage, is finished with light, neutral decor and modern, wood-effect flooring, which continues throughout most of the flat. A well-proportioned reception room enjoys plenty of natural light from generous glazing, including sliding doors which open onto a southeast-facing balcony. A modern fireplace provides a focal point within the room and the floorplan allows space and versatility for arrangements of both lounge and dining furniture. Across the hall, a kitchen is fitted with light, wood-effect units and stone-effect worktops. Appliances include an integrated oven, a gas hob, an extractor fan and a freestanding fridge/freezer, whilst plumbing and space are available for a washing machine.

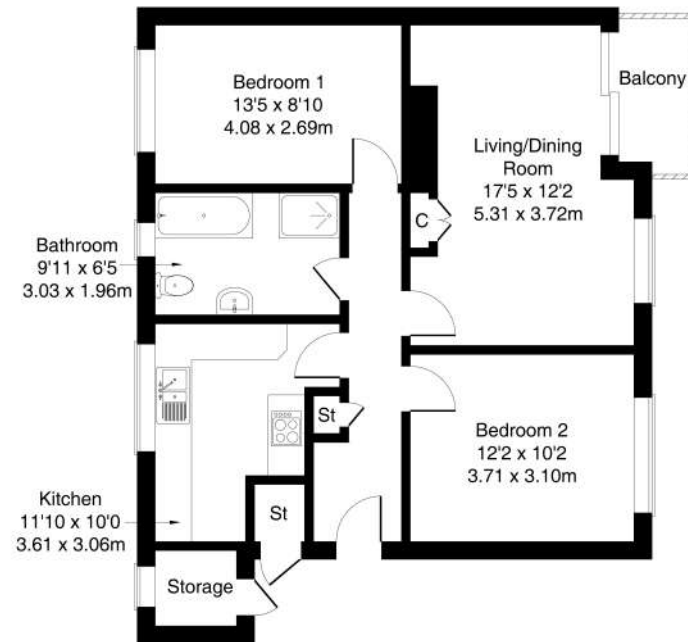
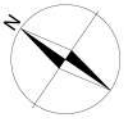
Set to either aspect, two well-presented double bedrooms provide good-sized, flexible spaces for both bedroom and home office furniture.

Completing the accommodation, a bathroom comprises a contemporary three-piece suite, a glazed shower cubicle, vanity storage, a chrome, ladder-style radiator and tiled splash walls and flooring.



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Approximate Gross Internal Area: (743 sq ft - 69 sq m.)



**Legal Disclaimer :** Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Clermiston is a popular and established residential area with schooling at all levels, easy commuter travel, extensive amenities, and a wide range of housing types. There is local shopping on Queensferry, Drum Brae and St. John's roads, whilst a 24-hour Tesco superstore and the nearby Gyle Shopping Centre offer a more extensive range of high-street names. Numerous family-friendly public parks can be found in the area, together





with the woodlands of Corstorphine Hill, whilst leisure facilities include the Drum Brae Leisure Centre, Capital Hotel Gym, David Lloyd Club, several golf courses, and Edinburgh Zoo. The area has regular public transport to both Edinburgh city centre and further afield and benefits from a range of highly-regarded nurseries and schools at all levels.







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