



**4/1 CLEARBURN CRESCENT
NEWINGTON
EDINBURGH
EH16 5ER**

**OFFERS OVER
£155,000**

 **CONNELL & CONNELL** *WS*
SOLICITORS AND ESTATE AGENTS

**SPACIOUS
TWO BEDROOM
GROUND FLOOR FLAT
WITH PRIVATE GARDEN
TO FRONT AND SET IN A
POPULAR RESIDENTIAL
AREA CLOSE TO GREAT
LOCAL AMENITIES
AND THE CITY
CENTRE**

VIEWING
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

Spacious ground floor villa flat quietly situated in a popular residential area which offers a good choice of local shops and amenities. Cameron Toll Shopping Centre is within walking distance and leisure facilities in the area include the Commonwealth Leisure Centre, Prestonfield Golf Course and Holyrood Park.

There are a wide range of bus services running close by which provide quick and easy access to the city centre and other parts of the city. The motorway network is also within convenient reach.

Internally the property is in good decorative order and benefits from both gas central heating and double glazing. There are good storage facilities in the flat and all fitted carpets and blinds are included in the sale together with the washing machine, fridge and freezer.

There is a private garden to the front and a large shared garden and drying green to rear.



PROPERTY DETAILS

- * Entrance Hall with entryphone handset. Shelved cupboard. Second built in cupboard.
- * Bright and spacious Lounge / Dining Room with window to front overlooking garden. Cupboard housing water tanks. Feature fireplace with wooden surround and gas fire.
- * Fitted Kitchen with matching wall and base units. Integrated gas hob and electric oven. The washing machine, fridge and freezer are included in the sale. Ample work surfaces with integrated sink and tiled splashback. Window to rear overlooking communal garden.
- * Good sized Double Bedroom with window to rear overlooking communal garden.
- * Second Double Bedroom with window to front overlooking garden.
- * Shower Room with white two-piece suite comprising wash hand basin and WC. Shower compartment with mixer shower. Mirrored bathroom cabinet. Frosted window to rear.

Energy Efficiency Rating: D



EXTERNAL

There is a private garden to the front of the building with a lawn bordered by established plants and shrubs. The large communal garden / drying green features a large lawn and a variety of plants, shrubs and trees.

Unrestricted parking is available to the front of the property.





Approx. 57.7 sq. metres (620.7 sq. feet)



Photos and Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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