



**16 Clermiston Drive,
Edinburgh, EH4 7PR**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

NICELY PRESENTED

THREE-BEDROOM, MID TERRACE VILLA



The property is a nicely presented, three-bedroom, mid terrace villa forming part of a popular area of Edinburgh, close to excellent local amenities which include schools, excellent bus routes and easy access routes in and out of the City centre. It is near to Corstorphine Hill with its stunning views and beautiful walks and Cramond foreshore is within easy access too. The property is exceptionally bright and has a lovely open outlook to the front over a grassed area and a peaceful outlook to the rear over the garden. It has been well maintained and is decorated in a neutral palette throughout with laminated wooden flooring in the lounge. The accommodation consists of a welcoming hall with storage, elegant lounge/dining area providing lots of space for a dining table and chairs, a modern kitchen with nicely fitted modern units, appliances, complementary worktops and tiling. The master bedroom is a large double bedroom, housing an Ikea wardrobe which is to be included in the sale. There are two further bedrooms and a family bathroom with three-piece suite and electric shower. The property benefits from its own easily maintained private gardens to front and rear. The front garden is chipped and used as driveway for two cars, the rear laid to lawn together with a paved patio.

Hall

Lounge/dining room

Modern kitchen

Master double bedroom

Two further bedrooms

Family Bathroom

Gas central heating and double glazing

Solar panels

Front and rear gardens

Off street parking (front garden used as a driveway for two cars)





CLERMISTON

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, Craigleith 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, curtains, light fittings, ikea wardrobe in bedroom one, gas stove with oven, extractor hood, automatic washing machine, dryer, dishwasher. Solar panels, Garden shed and hot tub shelter. (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

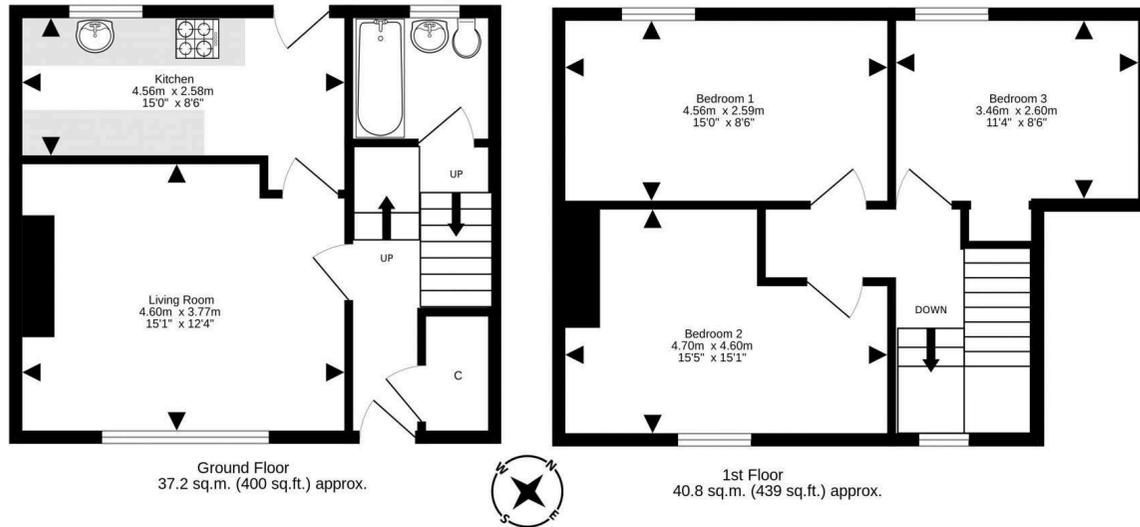
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Home Report Valuation

£265,000

EPC Rating

C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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