



Offers Over  
**£155,000**

## 2/3 Essendean Place

Clermiston | Edinburgh | EH4 7HF

A well presented, dual aspect first floor flat with the added benefit of a private balcony. Situated within the residential area of Clermiston and close to local amenities and commuting links, this property is in move in condition and is sure to appeal to first time buyers, families and buy to let investors.

-  1 public room
-  2 bedroom
-  1 bathroom
-  Private balcony
-  On street parking
-  EPC rating – C
-  Council tax band - C



## Description

The well proportioned accommodation briefly comprises entrance vestibule with built in cupboard, hallway with cupboard plumbed for washing machine, spacious lounge/dining room with an Edinburgh press and a glazed sliding door leading to a useful balcony with space for a small table and chairs, bright kitchen with modern base units and a door leading to a good size utility/ storage space with window, two double bedrooms and stylish bathroom with shower over bath and subway tiling.

The property further benefits from gas central heating and double glazing.



## Extras

All fixtures and fittings will be included in the sale along with the electric hob and oven.

## Gardens and Parking

Communal garden grounds surround the property and there is access to a shared drying green. Parking is on street and unrestricted.

## Viewing

By appointment through Neilsons (0131 625 2222).





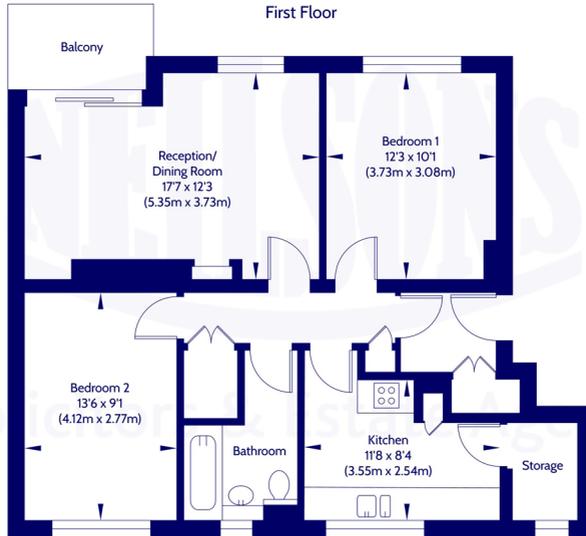
## Location

Clermiston provides local convenience shopping with the Gyle Shopping Centre and Hermiston Gait only a short drive away and offering a wide range of major retail outlets and services. Neighbouring Corstorphine has a Tesco Extra and Lidl Supermarket along with a wide range of independent shops and services, cafes, restaurants & takeaways. Schools catering for all age groups are easily accessible and a frequent public transport service operates close by offering swift access to Edinburgh City Centre and the surrounding areas. Leisure and recreational opportunities in the area include the Drumrae and David Lloyd Leisure Centre's, Corstorphine Hill Nature Reserve, local golf courses, tennis club and the Drumrae Library and Community Hub. The area is ideal for commuters as links to the City Bypass, M8/M9, the Queensferry Crossing and Edinburgh International Airport are all close at hand.





Approx. Gross Internal Floor Area 70.22 Sq M / 756 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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