



Offers Over
£140,000

28/1 Clovenstone Gardens

Clovenstone | Edinburgh | EH14 3HY

This tastefully presented ground floor flat forms part of a well-kept modern development quietly tucked away on an established residential street with superb commuter links to the city close at hand. The property would undoubtedly appeal to first time buyers, professionals and investors. Early viewing is highly recommended.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Allocated Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - B



Description

In brief the accommodation comprises; welcoming entrance hallway with useful storage cupboards, light and airy, dual aspect reception/dining room, fitted kitchen with a range of base and wall mounted units, spacious principal bedroom with mirrored fitted wardrobes and cupboard, good sized second double bedrooms and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All the fitted floor coverings will be included in the sale together with the cooker, washer/dryer and fridge/freezer. Other items of furniture can be made available by separate negotiations.

Gardens & Parking

There are well maintained communal grounds within the development. For the car user there is an allocated parking space as well as on-street parking. The development is managed by Myreside Factor for a monthly fee of approx. £50. This includes maintenance of communal areas and building insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





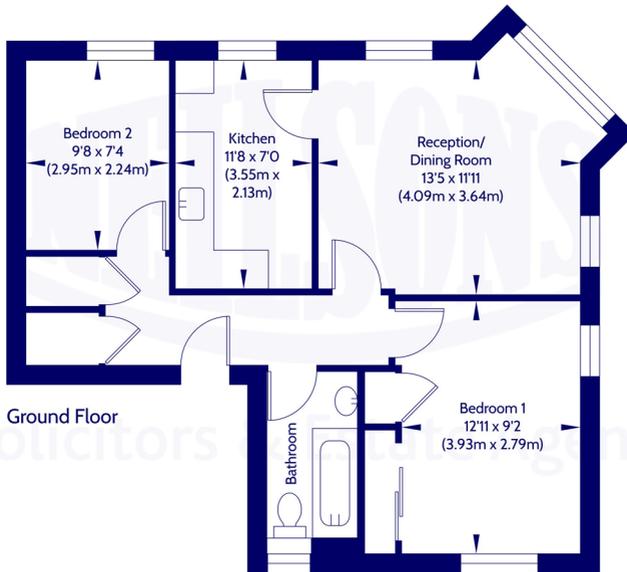
Location

The property forms part of the residential district of Clovenstone lying to the south west of Edinburgh's City Centre. Westside Plaza & shopping centre is the nearest retail hub, comprising a library, newsagent, an Odeon cinema together with many shops and services serving residential needs including a Lidl supermarket, Post Office, dentist and bank. Wester Hailes Education Centre also provides a large swimming pool. Primary and secondary level schooling is available nearby; further education is accessible via Edinburgh College, the Sighthill campus of Napier University and the main campus of Heriot-Watt University in Riccarton. The City Bypass is a short drive and provides access to the M8/M9 and A1 motorway networks. Cyclists will enjoy a safe and quick route into the heart of the city via the Union Canal cycleway. The area is extremely well served by public transport. Lothian Buses numbers 3 and 30 (including night bus) run adjacent to the block, and bus stops serving the numbers 21, 33, 44, 45 and 400 are a short walk away. A train station at Wester Hailes offers rail access into Edinburgh city centre and direct connections to the west such as Glasgow Central Station.





Approx. Gross Internal Floor Area 55.38 Sq M / 596 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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