










Offers Over

**£250,000**

## 40 Clermiston Drive

Clermiston | Edinburgh | EH4 7PR

This bright mid-terrace house offers ideal family accommodation in a popular residential area close to highly regarded schools and excellent transport links. The property has scope to extend (subject to the usual planning and consents) and offers buyers the ideal opportunity to put their own stamp on the accommodation.

-  3 Bedrooms
-  1 Public Room
-  1 Shower Room
-  Private front and rear gardens
-  Free On-Street Parking
-  EPC Band - C
-  Council Tax Band - D



## Description

Peacefully located on a residential street this well-proportioned property briefly comprises: entrance hallway, open plan reception room with ample space for living and dining furniture, the living area to the front has a fireplace with pale marble hearth housing a living flame gas fire, whilst the dining area to the rear has French doors opening to the garden, parquet flooring and a glazed door connecting to the kitchen. The kitchen is fitted with wall and base units with freestanding appliances and a wall-mounted combi boiler. Stairs lead from the hall to the upper landing which has a hatch giving access to a part floored loft which offers scope for conversion subject to the usual planning and consents. There are three good-sized bedrooms and a modern wet-room style shower room with white suite, attractive ceramic tiling and an electric instant shower. Benefits on offer include full double glazing and gas central heating.



## Extras

The fridge freezer, cooker and washing machine are to be included in the sale along with all fitted floor coverings, light fittings, curtains and window blinds.

## Gardens and Parking

To the rear of the property is a generous garden offering the perfect spot to relax or entertain during the warmer months. The garden is predominantly laid to lawn with patio area and garden shed. A convenient vennel offers access back to the front of the house where the front garden has been paved for ease of maintenance and offers scope to create a driveway subject to consents. Ample unrestricted on-street parking is available for residents and visitors.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

The property is situated within the sought after Clermiston area of Edinburgh, lying to the west of the City Centre. The area is well served with local shops & amenities with further shops and a Tesco Extra superstore available in neighbouring Corstorphine. The Gyle Shopping Centre is a short drive away and offers a variety of high street shops. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses which are all within easy reach together with Drum Brae and David Lloyd Leisure Centres, along with Drumbrae Library Hub. Fantastic schooling at both primary and senior level is only a short distance away. The location is ideal for access to The City of Edinburgh Bypass linking the east and west, Scotland's motorway network (M8, M9, M90 and Queensferry crossing) and Edinburgh International Airport.



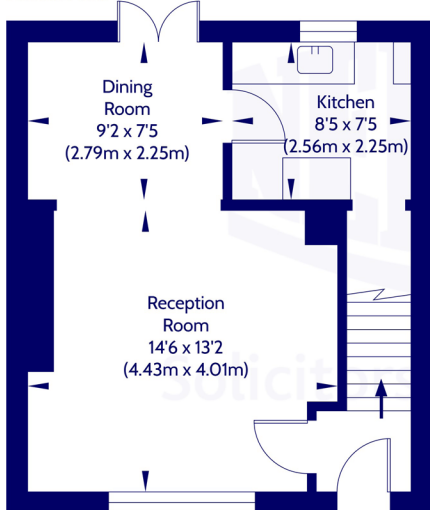
Approx. Internal Area 78.36 Sq M / 843 Sq Ft.

Not to scale. For identification only.

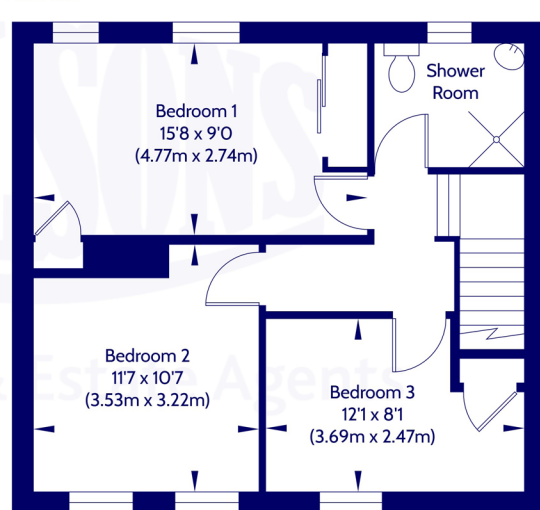
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Ground Floor



First Floor



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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