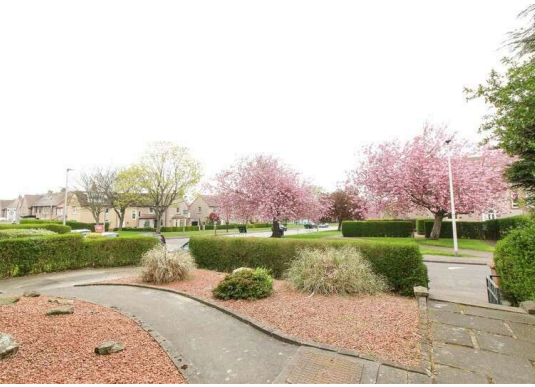


● Beveridge
● Philp
& Ross

0131 554 6244



Offers Over £245,000

35 Parkgrove Terrace, Clermiston, Edinburgh EH4 7NN



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Extremely Charming Main Door Lower Villa Providing Deceptively Spacious Family Accommodation

This is an extremely charming and deceptively spacious main door lower villa flat pleasantly located in the desirable Clermiston district, convenient to shops, reputable schools and transport links.

Set within mature sizeable private gardens, this superb family home has been thoughtfully extended to offer light, well-proportioned accommodation comprising: entrance hall, lounge with access to delightful conservatory overlooking the rear garden, well designed and fitted kitchen with appliances (range style cooker, dishwasher, automatic washing machine and fridge/freezer), four comfortable bedrooms and stylish showerroom. In move-in condition, the property also enjoys the added comfort of gas central heating, double-glazed windows and excellent storage. There are easily maintained gardens to the front and rear of the property, the rear garden enjoying a bright southerly aspect to capture much of the day's sunshine and the front garden providing an area for off-street parking. All fitted floor coverings, curtains, blinds, kitchen appliances and garden shed are included in the sale. Due to relocation, many items may also be included if required.

ACCOMMODATION (WIDEST POINTS)

Lounge	4.27 m x 4.06 m / 14'0" x 13'4"
Kitchen	2.95 m x 2.72 m / 9'8" x 8'11"
Bedroom 1	4.04 m x 3.23 m / 13'3" x 10'7"
Bedroom 2	5.77 m x 4.24 m / 18'11" x 13'11"
Bedroom 3	2.97 m x 2.59 m / 9'9" x 8'6"
Bedroom 4	2.74 m x 2.74 m / 9'0" x 9'0"
Shower Room	1.93 m x 1.68 m / 6'4" x 5'6"
Conservatory	3.66 m x 2.87 m / 12'0" x 9'5"



LOCATION

Clermiston lies northwest of the city centre, an area well served by several local shops with a more comprehensive range available in nearby Corstorphine including a large Tesco Supermarket. Both the Gyle Shopping Centre and Hermiston Gait Retail Park are only a short drive away offering an excellent selection of major retail outlets. Schools catering for all age groups are easily accessible, the property currently in the catchment area for nearby Clermiston Primary and the Royal High School. There are a range of recreational facilities in the vicinity including health/sports clubs and golf courses in addition to a number of bars and restaurants. A frequent public transport service operates nearby to many parts of the city and the property is also well placed for the city by-pass linking with major motorway networks, Edinburgh International Airport and Queensferry Crossing.

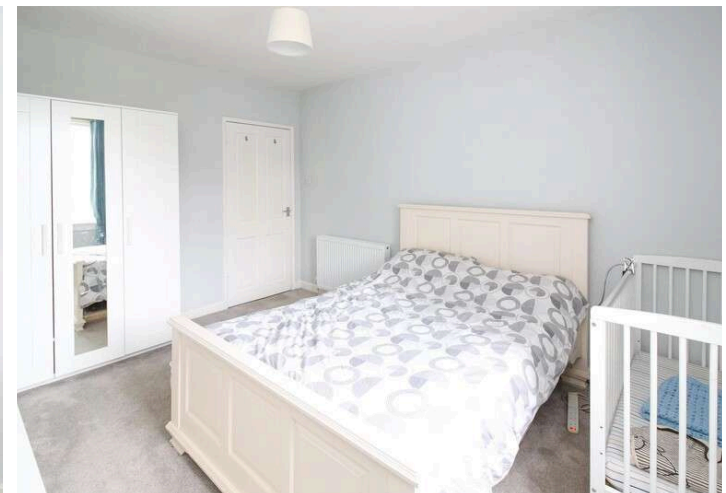
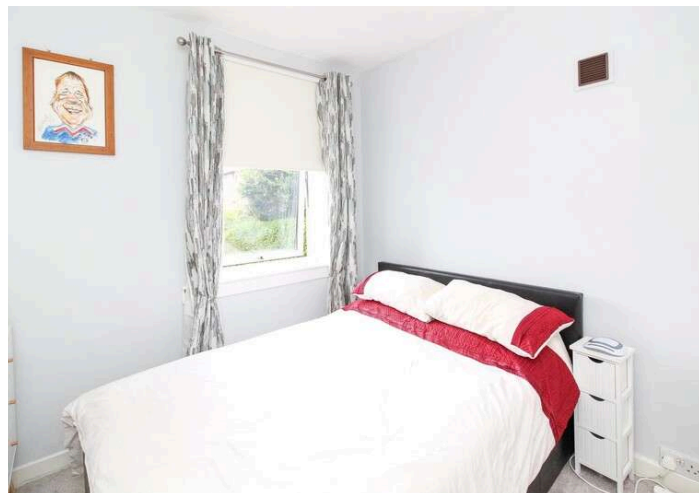
As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

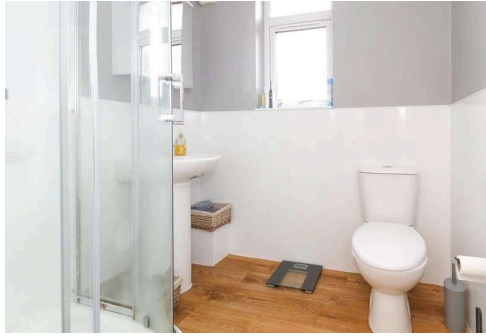
EPC RATING

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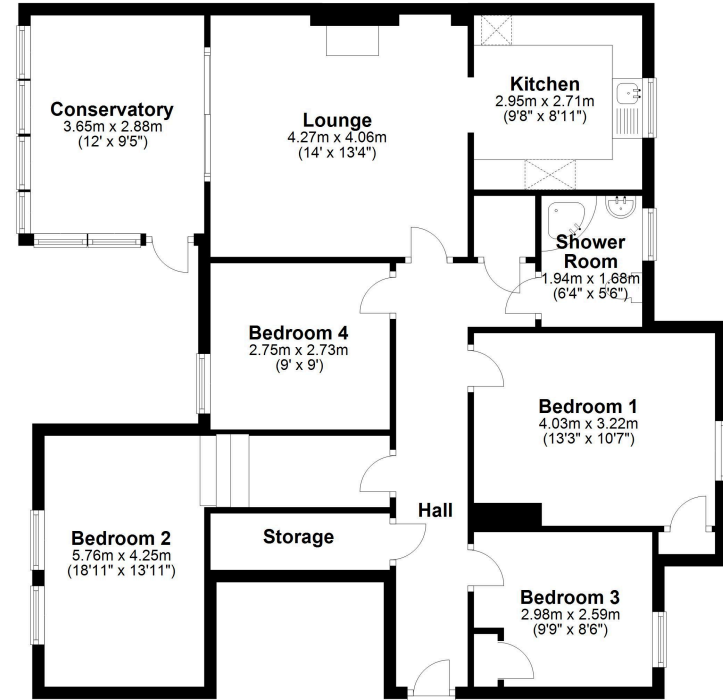
VIEWING

By appointment, please telephone 0131 554 6244





35 Parkgrove Terrace



Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.

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espc

A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.