



19 CLERMISTON HILL
EDINBURGH, EH4 7DH



URQUHARTS
PROPERTY

**19 CLERMISTON HILL
EDINBURGH
EH4 7DH**

FIXED PRICE £168,000

A superb end terraced property presented to a high standard providing a spacious family home full of style and character.

Situated in a quiet desirable residential area but with easy access to Queensferry Road, the City Centre and the Bypass

Entrance Hall, sittingroom, kitchen with dining area off; Upstairs: two bedrooms and bathroom.

Gas central heating and double glazing.

Attractive west facing garden, with gates in place to create a drive-in (subject to necessary consents).

Spacious newly landscaped rear garden area with patio and garden shed.

LOCATION

This desirable property is situated in the sought after Clermiston district of the City. Clermiston Hill is a quiet residential street and is situated conveniently close to Queensferry Road, with its fast access into the City and also out to the City By-pass. There is an extensive and excellent range of local shops close-by in Davidson Mains and in Corstorphine including a 24 hour Superstore, with further extensive shopping at the South Gyle Shopping Centre.

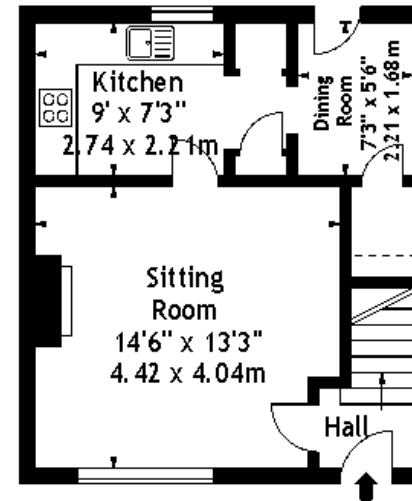
There are attractive walks nearby on Corstorphine Hill and down on the River Almond and towards Cramond and along the foreshore. There are a number of golf courses and other recreational facilities nearby, including Edinburgh Zoo. There are good Primary and Secondary Schools conveniently close to hand.

DESCRIPTION

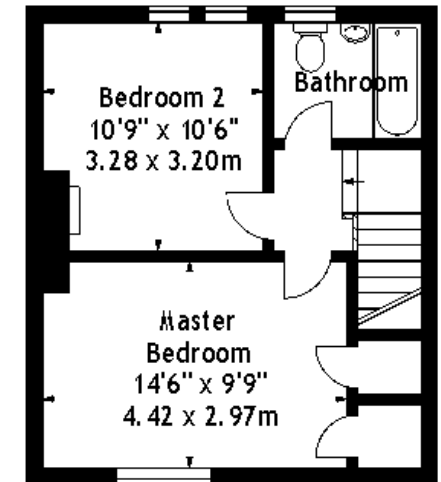
The property is situated on two floors and comprises an attractive end terraced villa, which has in recent years been comprehensively renovated and modernised. There are modern quality fittings throughout and overall the property has a warm and attractive feel to it. It is presented to a high standard and is ready to walk into. The property is fitted with double glazing and has gas fired central heating.

A particular attraction of this property being end terraced, is the access around the side of the house to the rear garden which has been recently landscaped. There is a patio area and garden shed. To the front there is an attractive area with lawns and borders facing west, with the potential for a drive-in. Extensive fencing has just been renewed to the front, side and rear of the property.

Clermiston Hill, EH4 7DH
Approx. Gross Internal Area
756 Sq Ft - 70.23 Sq M



Ground Floor



First Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

VIEWING

Thursdays 7 to 8pm, Sundays 2 to 4pm or by appointment, telephone 07966 872721 or A&WM Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Tel: 0131 556 2896 or email: enquiries@urquharts.co.uk

EXTRAS

All fitted carpets, the blinds and curtains in the sittingroom, and the washing machine are included in the price.

ENTRY

Negotiable

SERVICES

Mains water, gas, electricity, drainage.

LOCAL AUTHORITY

City of Edinburgh Council, City Chambers, High Street, Edinburgh

COUNCIL TAX BAND

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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

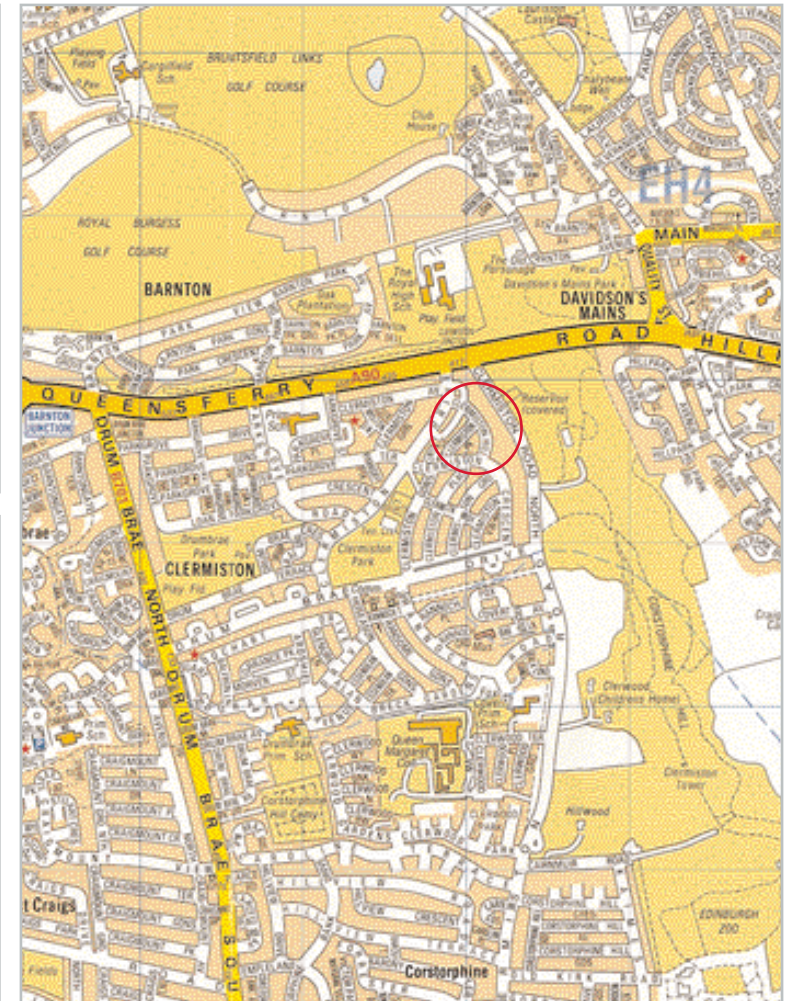
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home report is available upon request from Urquharts Property.



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is a division of:
A & W M Urquhart, Solicitors

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