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sneddons
solicitors & estate agents **S.S.C.**



74/2 Parkgrove Terrace, Edinburgh

Offers Over £115,000

- Spacious Ground Floor Flat
- Double Bedroom
- Spacious Lounge
- Ideal For Commuting
- Good Storage
- Gas Central Heating
- Private Gardens
- Communal Drying Area



74/2 Parkgrove Terrace, Edinburgh

Description

Opening Viewings

Wednesday 10th October 6pm -8pm

Sunday 14 th October 1pm- 3pm

Also Viewings by Appointments

This attractive ground floor flat with private gardens is situated within the sought after area of Clermiston, close to excellent local amenities and well placed for commuting. This spacious ground floor flat is in walk in condition and would suit a variety of buyers including the first time buyer, retiree or buy to let investor. The property benefits from gas central heating, double glazing and excellent storage.

Accommodation

The accommodation comprises reception hallway, a spacious lounge with a timber fire surround and marble effect hearth. The fitted kitchen is off the lounge and has a range of base and wall units, complimentary work tops, included in the sale is the four ring gas hob, electric oven, fridge, freezer and washing machine. The double bedroom has two built in wardrobes and built in cupboard, the modern shower room completes the accommodation.

Outside

Externally to the front and rear are well tended mature gardens that are primary laid to lawn with borders of flowers and shrubs. There is a communal drying green to the rear. Parking is on street.

Local Area

Clermiston is a popular residential area some three miles west of Edinburgh City Centre. Good local shopping facilities can be found at nearby Davidson Mains including a Tesco supermarket, post office, bank, chemist and newsagents/general store. There is an excellent local primary school which feeds to the well regarded Royal High School. Other popular areas nearby are Corstorphine, East Craigs, Blackhall and Davidsons Mains.

Recreation facilities include a local leisure centre together with a popular tennis club and two prestigious golf clubs at nearby Barnton. A little further north at Cramond there are pleasant walks along the Forth shore and River Almond. Regular bus services run to the city centre and to the west Links to Edinburgh International Airport, Edinburgh City

Bypass and all major motorway networks are all close at hand.

Lounge

4.53m x 3.20m (14'10" x 10'6")

Kitchen

1.96m x 3.09m (6'5" x 10'2")

Bedroom

3.48m x 3.02m (11'5" x 9'11")

Shower Room

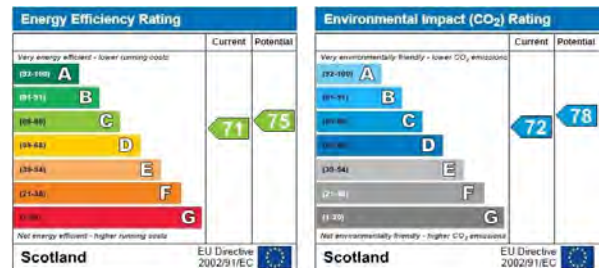
1.62m x 1.96m (5'4" x 6'5")

Contact Us

To arrange a viewing or for further details please call 01506 826232 or email property@sneddons.com.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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