



Essendean Place

Edinburgh

EH4 7HF

Situated west of the city centre, Clermiston is a popular choice among families and young professionals owing to its excellent local services and amenities, well-regarded catchment schools and convenient transport links.

KEY FEATURES

- Two-Bedroom Garden Flat
- Private Garden/Outdoor Space
- Private Driveway and Off-Street Parking
- Laminate Flooring Throughout
- Spacious Double Bedrooms
- Freehold
- Council Tax Band B
- Energy Rating C
- Approx Size 70m2

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Accommodation

The property comprises a welcoming entrance hall with useful space for coats, shoes and everyday storage, leading to a comfortable and versatile living room offering a pleasant setting for relaxing and entertaining.

The kitchen provides a practical space with scope for the new owner to personalise the layout and finish to suit their needs.

There are two well-proportioned bedrooms, offering flexibility for a main bedroom and a second bedroom suitable for a child, guests, a home office or hobby room. A centrally positioned bathroom completes the accommodation

Garden & Private Driveway

A particular highlight is the private outdoor space, offering potential for gardening, al fresco dining or simply relaxing outdoors.

The private driveway provides valuable off-street parking, adding everyday convenience for residents and visitors alike.



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Essendean Place is situated in west Edinburgh, within reach of local shops and everyday amenities. Further shopping, supermarkets, cafés, restaurants and leisure facilities can be found in nearby Davidson's Mains, Corstorphine and Craigleith. Craigleith Retail Park offers a wider choice of retail outlets, while the surrounding area provides a range of services to meet everyday needs. The property offers convenient access to Edinburgh city centre, making it suitable for commuters and those wishing to enjoy the city's shopping, restaurants, cultural attractions and leisure facilities. Public transport services in the surrounding area provide options for travelling into the city centre and connecting with other parts of Edinburgh.

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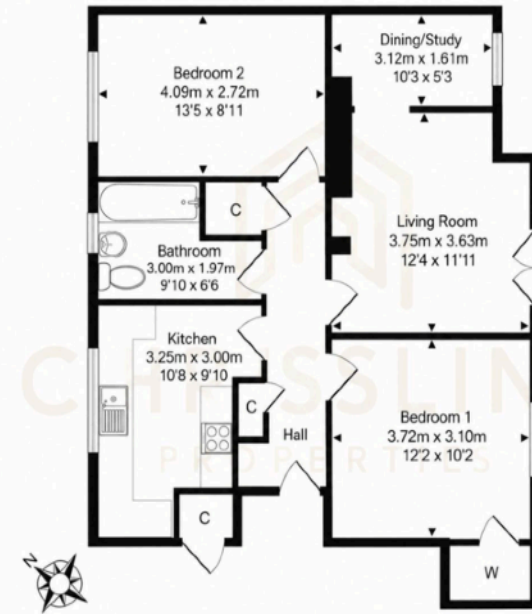


Flat 2, 1 Essendean Place, Edinburgh, EH4 7HF

Ground Floor

**Approx. Gross
Internal Area
70 m² / 753 sq ft**

Plan Not To Scale.
For identification Purposes
Only



Disclaimer: This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquiries.

DISCLAIMER

These particulars are intended to give a fair description of the property but the accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. 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 error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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