



28/3, Morven Street, Edinburgh, EH4 7LQ

Bright & Spacious, Three Bedroom, Dual Aspect, First Floor Flat.

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Property Description

Bright and spacious, three bedroom, dual aspect, first floor flat, forming part of an established residential development. Conveniently located in the popular Clermiston area, lying to the west of Edinburgh city centre.

Comprises an entrance hallway, living/dining, kitchen, three flexible bedrooms, and a family bathroom.

Requiring upgrading, features include a fitted kitchen with appliances, multiple TV points, double glazing and good storage provision including a hall store room. Set adjacent to a large communal green, there are leafy views to both aspects, a shared drying yard, and unrestricted street parking.

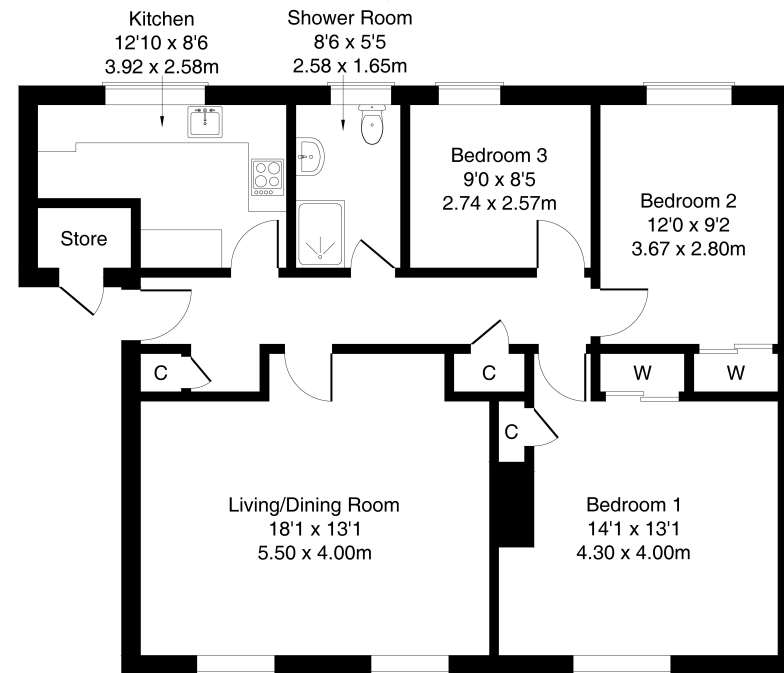
The entrance hall provides access to each room within the property and is complete with wood-effect flooring and two storage cupboards. Set to the rear the bright and spacious living room is complete with wood-effect flooring, a feature fireplace and a central light fixture.

To the front, the kitchen is fitted with traditional units, stone effect worktops, a sink with drainer and a tiled surround. Appliances include an integrated oven, gas hob; and a freestanding fridge and washing machine dishwasher.

Two similarly finished double bedrooms are set to the rear, complete with wood flooring, built-in wardrobes and central light fixture, while bedroom three is front facing and similarly finished. Completing the accommodation, the shower room is complete with a two-piece, walk-in electric shower and tile-effect flooring.

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Approximate Gross Internal Area: (969 sq ft -90 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Clermiston is a popular and established residential area with schooling at all levels, easy commuting travel, extensive amenities, and a range of housing types. There is local shopping on Queensferry, Drum Brae and St. John's roads, whilst a 24-hour Tesco superstore and the nearby Gyle Shopping Centre offer a more extensive range of high-street names. Numerous family-friendly public parks can be

found, together with the woodlands of Corstorphine Hill, whilst leisure facilities include the Drum Brae Leisure Centre, Capital Hotel Gym, David Lloyd Club, several golf courses, and Edinburgh Zoo. The area has frequent public transport to both Edinburgh and further afield and a range of highly-regarded nurseries and schools through all levels.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

