



Property Description

This light and beautifully presented, two-bedroom, second-floor flat features a southerly facing private balcony and is in exemplary condition. Forming part of an established residential development, located in the popular Clermiston area, northwest of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen with separate utility room, two double bedrooms and a family bathroom.

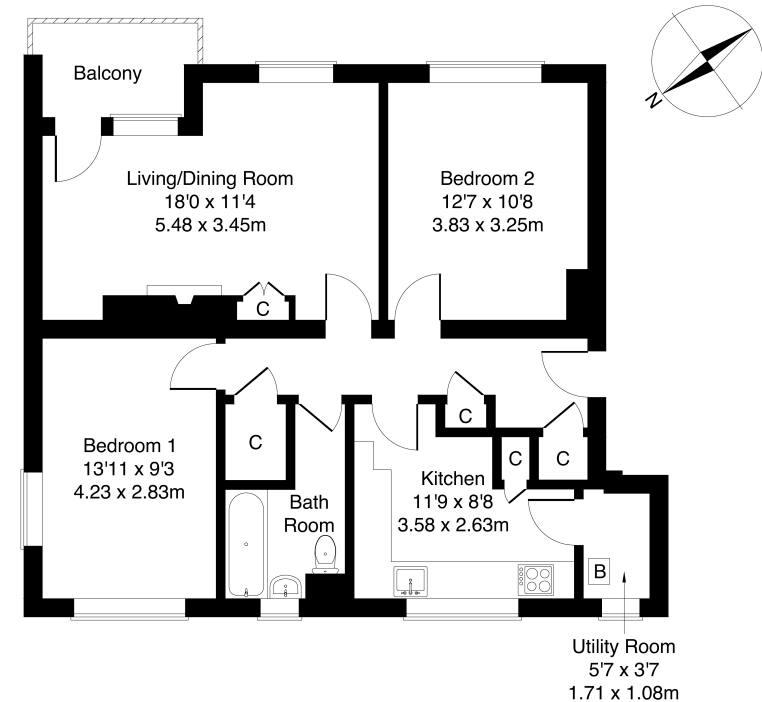
Brought to the market ready-to-move, featuring a stylish kitchen and bathroom, with fresh neutral decor. In addition, there is quality hardwood flooring, a southerly facing balcony, gas central heating, double glazing and good storage. There is also a secured entry system, a store in the communal hall, a shared green to the rear, and ample unrestricted street parking.

A welcoming entrance hallway gives access throughout, with three built-in store cupboards and a secured entry handset. Southerly facing, a spacious public room overlooks the shared greens to the rear, and features quality hardwood flooring continued from the hallway, a built-in store cupboard, two ceiling light fittings for lounge and dining areas, whilst a private balcony offers a bright outdoor space with good natural light for the majority of the day. Front-facing kitchen is finished with stylish fitted units and worktops, including an integrated electric oven, induction hob and stylish splashback, whilst there is further access to a flexible utility and store room. A freestanding washing machine and fridge/freezer can be included in the sale without additional cost.

Two well-proportioned double bedrooms are set to opposite aspects, both featuring carpeted flooring and pendant light fittings, with front-facing bedroom one taking advantage of the flat's corner aspect with dual windows. Completing the home, an exceptional bathroom is fitted with a modern suite, including a shower over the bath, tiled flooring and splash walls.

mov8 18/5 Durar Drive, Edinburgh, EH4 7JG
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Approximate Gross Internal Area: (786 sq ft - 73 sq m.)



Area Description





Clermiston is a well-established residential area offering excellent amenities, convenient transport links, and a wide variety of housing options. The area is ideal for families, with a choice of highly regarded nurseries and schools at all levels. Local shopping is available along Queensferry, Drum Brae, and St. John's Roads, while a 24-hour Tesco and the Gyle Shopping Centre provide access to a broader selection of major retailers. Outdoor

enthusiasts can enjoy nearby green spaces, including Corstorphine Hill and several public parks, while leisure facilities such as the Drum Brae Leisure Centre, Capital Hotel Gym, David Lloyd Club, and multiple golf courses cater to a range of interests. Clermiston is also well-connected by regular public transport, making for easy access to Edinburgh Airport, Edinburgh city centre and beyond.





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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



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