



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**43 Clermiston Grove**

Edinburgh, EH4 7DA



# 43 Clermiston Grove

This well-presented two-bedroom lower flat in Clermiston comes with modern interiors and spacious accommodation. The flat boasts a sizable living and dining area, a south-facing kitchen, two bedrooms with one benefiting from a built-in wardrobe, plus a modern three-piece bathroom. This home is ideal for various buyers, including first-time buyers, young professionals, couples, and rental investors. Externally, the property comes with a south-facing rear garden with a detached shed as well as a minimalist front garden leading to private driveway parking.

Extras: The sale includes all fitted floor and window coverings, light fittings, and integrated/freestanding kitchen appliances.



## Property Summary

- An attractive lower flat
- Established residential setting Clermiston
- Modern interiors and fixtures
- Entrance hall with storage
- Generous living/dining room
- South-facing, ultra-stylish kitchen
- Double bedroom with a mirrored wardrobe
- Versatile second bedroom
- Contemporary family bathroom
- Decorative front garden
- Rear garden with drying area and detached shed
- Private driveway parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £210,000





Offering two spacious bedrooms, a large living/dining room, a stylish kitchen, a modern bathroom, an enclosed rear garden, and private driveway parking





Let us help you find your next  
**dream property!**



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 **CHARTERED FIRM**

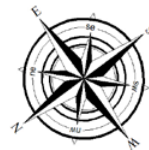
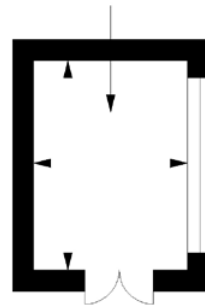
  

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

**Shed**  
Approx. 4.4 sq. metres (47.4 sq. feet)

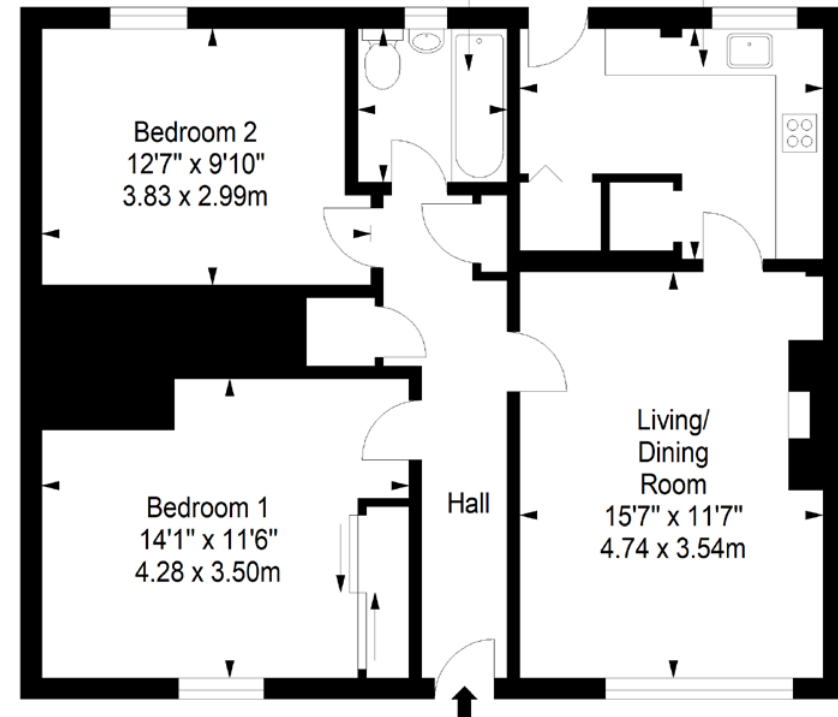
**Shed**  
8'0" x 5'11"  
2.43 x 1.80m



**Ground Floor**  
Approx. 69.5 sq. metres (748.1 sq. feet)

**Bathroom**  
6'4" x 5'11"  
1.92 x 1.81m

**Kitchen**  
11'3" x 8'11"  
3.43 x 2.72m



Total area: approx. 73.9 sq. metres (795.5 sq. feet)