



RE/MAX PROPERTY



**25/2, Clovenstone Gardens, Wester Hailes,
Edinburgh, EH14 3EX**



- Spacious Flat
- Large Lounge
- Breakfasting Kitchen - Requires Upgrading
 - 2 Double Bedrooms
 - Modern Shower Room
 - Very Good Storage Cupboards
- Requires Upgrade and New Decoration

**** TWO BED SPACIOUS FLAT - REQUIRES REFURBISHMENT ****

Carol Lawton and RE/MAX Property are delighted to bring this 2 bedrooled property to the market. The property comprises of hall, lounge, breakfasting kitchen, 2 bedrooms and a shower room. Close to local amenities and transport links, this property is ideal for investors or someone looking for a project as this property would benefit from a refurbishment.

Clovenstone lies south west of Edinburgh's City Centre. Nearby Westside Plaza and shopping centre offers many shops, a supermarket, library, pub and leisure amenities with Odeon cinema and gym. Further sports facilities are available locally. Commuter links are good from this area, via Lothian bus routes and the local Wester Hailes train station, offering links between Edinburgh and Glasgow, and Edinburgh Airport is within easy reach. In addition, there is easy access to the A71, M8, M9 and A1 road networks, ideal for commuters. Primary and secondary level schooling is available locally, as well as easy access to Edinburgh College, Napier University and Heriot Watt University.

The home report can be downloaded from the RE/MAX website.

Freehold Property
Council Tax Band A
No Factor Fees

Entrance Hall

14' 4" x 3' 0" (4.365m x 0.904m)

Enter via a wooden door into the generous hall that then provides access to the lounge, 2 bedrooms and shower room. Central light fitting, 2 storage cupboards, one could be used as an office space, laminate flooring and a radiator.

Lounge

15' 9" x 10' 6" (4.797m x 3.203m)

Bright room with a window to the rear of the property. Central feature light fitting, lovely fireplace with hearth and a radiator.



Breakfasting Kitchen

10' 6" x 10' 2" (3.202m x 3.091m)

Good sized room with a window to the rear of the property. Comprising of base and wall units with complimentary work tops, tiled splash back and a stainless steel sink with a chrome mixer tap. There is space for cooker, fridge/freezer and washing machine. Spotlight fitting and laminate flooring. There is space for a table and chairs.



Bedroom 1

11' 11" x 10' 6" (3.638m x 3.212m)

Large room with a window to the front of the property. Central light fitting and a radiator.

Bedroom 2

10' 5" x 12' 0" (3.169m x 3.656m)

Another double room with a window to the front of the property. Central light fitting and a radiator.

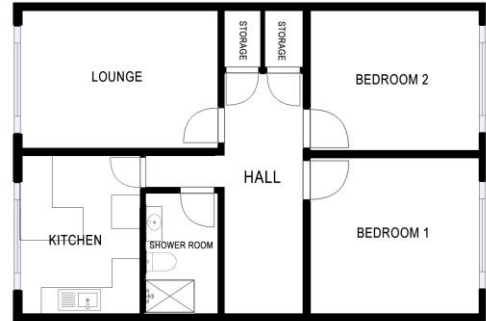
Shower Room

6' 10" x 5' 0" (2.075m x 1.663m)

Modern room comprising of a white WC, sink with a chrome mixer tap and vanity unit below, walk in shower with an electric shower. Central light fitting, wet walls, laminate flooring, wall cabinet with mirror doors and a heated towel radiator.







No actual sizes or dimensions used in the creation of this floorplan - Created for the purpose of layout only

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