



RE/MAX PROPERTY



24/6, Clovenstone Gardens,
Edinburgh, EH14 3EX



This Spacious 3 bedroom flat in the heart of Clovenstone. Close to local amenities and transport links, this property is ideal for first time buyers or investors. Lorna MacDonald and RE/MAX Property are delighted to bring this 3 bedroomed property to the market.

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.

Front Approach

The approach is through a communal front door and stairwell. Communal parking can be found to the front of the property. The property also benefits from a communal shared drying green within the close.

Hallway

Entrance to the flat is through a wooden front door. The décor begins with white painted walls, laminate flooring. There are two built in cupboards, providing ample storage space. A ceiling light , smoke detector, and power points complete this area.

Lounge Diner

5.051m x 3.219m (16'06" x 10'06")

This great room has been painted with white walls and laminate to the floor. A large window and glass door to the rear allow lots of natural light into the room, being further enhanced by a ceiling light. The door from here leads out to the large balcony. There are power points, a smoke detector and a radiator to finish the room.

Kitchen

3.586m x 3.214m (11'09" x 10'06")

The heart of the home. Decorated with white painted walls and laminate flooring. The kitchen has many wall and floor mounted units with white frontages, co-ordinating grey work surfaces and grey tile splashback. There is an under counter built in oven, a four ring electric hob and a stainless steel extractor hood, which will all be included in the sale. There is space for an under counter washing machine and free standing fridge freezer. Natural light enters from the window to the rear of the property, which is further enhanced by a ceiling light. The sink area comprises of a stainless steel sink with drainer and mixer tap. Power points, a heat detector and a radiator complete this room.



Bedroom Three

2.141m x 3.214m (7'00" x 10'06")

This bedroom, on the lower level, has been finished with white walls and carpet to the floor. The front facing window allows in natural light. A radiator, a ceiling light and power points complete the room.

Stairs and Landing

The carpeted stairs lead to the landing, where the neutral tones continue to the walls. A window to the front of the property allows in natural light and there are two ceiling lights. There are three generously size integrated cupboards, providing fantastic storage space. A double power point, a smoke detector and an attic hatch complete this area.

Primary Bedroom

3.758m x 3.179m (12'03" x 10'05")

This delightful room has carpet to the floor and white painted walls. A window to the rear allows natural light into this room and there is a ceiling light. Power points and a radiator are also provided.

Bedroom Two

3.472m x 3.179m (11'04" x 10'05")

This great bedroom has been finished with white walls and carpet to the floor. The front facing window allows in natural light and is enhanced by a ceiling light. A radiator and power points complete the room.

Bathroom

2.496m x 2.093m (8'02" x 6'10")

This well-proportioned room has white painted walls, vinyl flooring, white sparkle wet wall around bath and tile splashback behind sink. The window to the rear and the ceiling light creates a bright bathroom. The suite comprises of a mains shower over bath, a close coupled toilet and a white gloss vanity sink. A white towel radiator finishes off the room.

Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale.

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

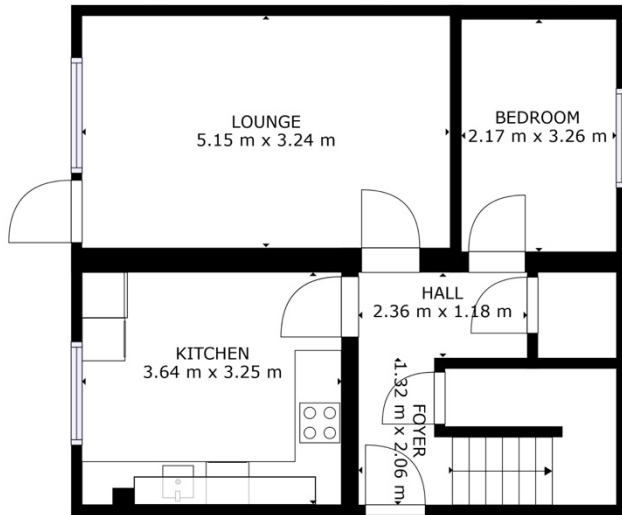
All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

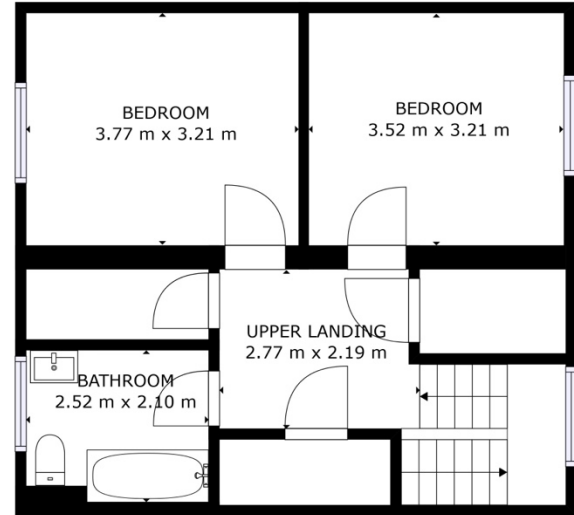
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.



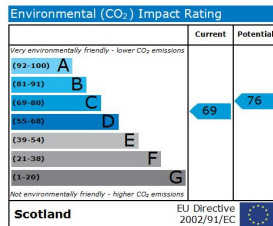
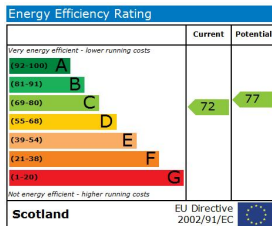




GROSS INTERNAL AREA
FLOOR 1: 51 m², FLOOR 2: 51 m²
TOTAL: 102 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.



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