



CLANCYS

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# 44 Claverhouse Drive,

Edinburgh, EH16 6BU



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FREEHOLD



## Description

An excellent opportunity has arisen to purchase this attractive, generously proportioned terraced villa with private gardens to the front and rear and mono block driveway to the front. The well-presented accommodation would make an excellent purchase for the growing family with schooling and local amenities within easy reach. The property briefly comprises a welcoming entrance hall, bright and spacious living room with dining room off, a sleek modern fitted kitchen with integrated oven, hob and hood. A carpeted staircase leads to the upper landing which gives access to three good sized bedrooms and a family sized bathroom with white three-piece suite with glass screen and shower over the bath. A further staircase leads to the attic room that comes complete with a contemporary ensuite shower room. The property further benefits from gas central heating. Double glazing and good storage facilities. Viewing is highly recommended to fully appreciate the size, standard and quality of accommodation on offer.

## Location

The property is located in The Inch/Liberton area of the city, some 5 miles south of Edinburgh city centre. Conveniently placed for all amenities, including excellent local shopping in the form of a Morrison's supermarket, the property is also close to Cameron Toll Shopping Centre, housing a Sainsburys, Straiton and Fort Kinnaird Retail Parks all offering further specialist shops and services. The area is very well served by the public transport system and schooling at all levels can be found locally. The new Edinburgh Royal Infirmary and the Kings Buildings are both within an easy commute. Leisure and recreational facilities within the vicinity include numerous popular golf courses, Gracemount Leisure Centre with swimming pool with the Braid and Pentland Hills providing interesting walks. The Edinburgh City Bypass is close at hand providing access to the main Scottish motorway network system and Edinburgh International Airport.

## Extras

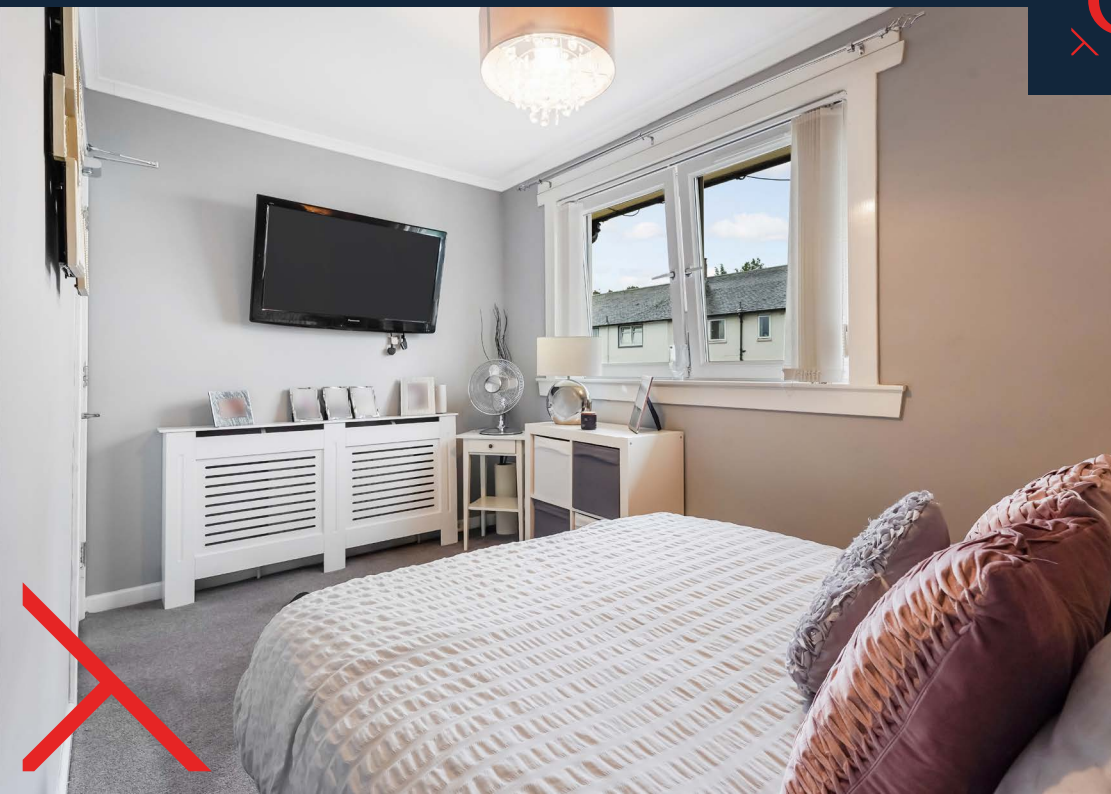
All fitted floor coverings and integrated appliances in the kitchen

## Features

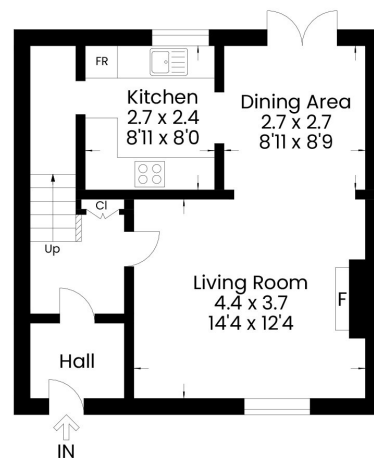
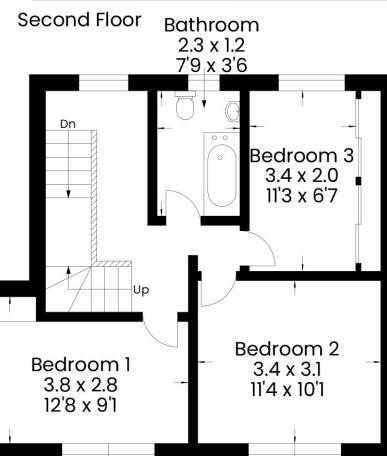
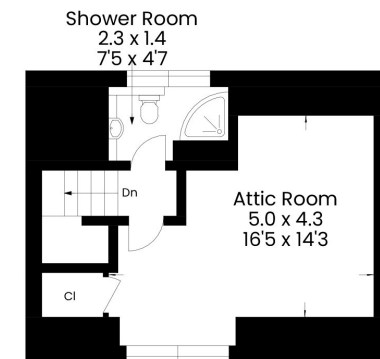
- Entrance hall
- Living/Dining room
- Kitchen
- 3 Bedrooms
- 1 Attic room
- 2 Bathroom
- Gas central heating
- Double glazing
- Good storage facilities
- Private gardens to front & rear
- Driveway
- EPC rating - TBC
- Council Tax Band – C
- Tenure - Freehold











vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
VistaBee 2025



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**DISCLAIMER** These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.