



# 16

**16/6 DURAR DRIVE  
CLERMISTON  
EDINBURGH  
EH4 7JG**

This second floor flat which now requires some upgrading forms part of a popular residential development within Edinburgh's Clermiston district.

Reception hallway, lounge/dining room, balcony, kitchen, two double bedrooms and shower room.

Gas central heating and double glazing.  
Shared garden and private store.



### GENERAL DESCRIPTION

This second floor flat which now requires some upgrading forms part of a popular residential development within Edinburgh's Clermiston district. The spacious accommodation comprises – vestibule and reception hallway with storage cupboards off; lounge / dining room with rear facing windows and door leading onto private balcony; kitchen with window to the front; two double bedrooms with one featuring a wardrobe; shower room with window to the front. The property's specification includes gas central heating and all windows are double glazed. Externally there is a shared rear garden and private cupboard and store are set off the landing.

### SITUATION

Durar Drive is located in the popular residential area of Clermiston which is well served by local retailers. The Gyle shopping centre and Hermiston Gait are only a short drive away providing additional shops and services. Good schooling at all levels is available locally and the area is very well served by the public transport network linking with surrounding areas and the City centre. Leisure and recreational opportunities include the Drum Brae and David Lloyd Leisure Centres, local golf courses, tennis club and the recently opened Drumbrae Library and Community Hub. Nearby Corstorphine offers a full range of banks, Post Office and restaurants, cafes and pubs, together with the attraction of Edinburgh Zoo. The area is ideal for commuters as links to the City Bypass, M8/M9, the Queensferry Crossing and Edinburgh International Airport are all close at hand.





## ACCOMMODATION

(All sizes approximate and at widest point)

LOUNGE / DINING ROOM	17'8" x 12'7"	5.40m x 3.84m
BALCONY	8'8" x 4'8"	2.66m x 1.43m
KITCHEN	11'4" x 8'7"	3.46m x 2.63m
BEDROOM 1	12'1" x 10'2"	3.85m x 3.11m
BEDROOM 2	13'9" x 9'3"	4.19m x 2.83m
SHOWER ROOM	9'1" x 6'11"	2.78m x 2.11m

## ENTRY

By Arrangement.

## PRICE & VIEWING

For asking price and viewing arrangements please telephone Russel + Aitken on 0131 202 0600 or [www.espc.com](http://www.espc.com)

## ENERGY EFFICIENCY RATING: C



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**NOTES OF SALE**

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.



**Flat 16-6 Durar Drive**  
Schematic Diagram only - Not to scale