



5 Clippens Drive, Edinburgh, EH17 8TU  
Offers offer £260,000



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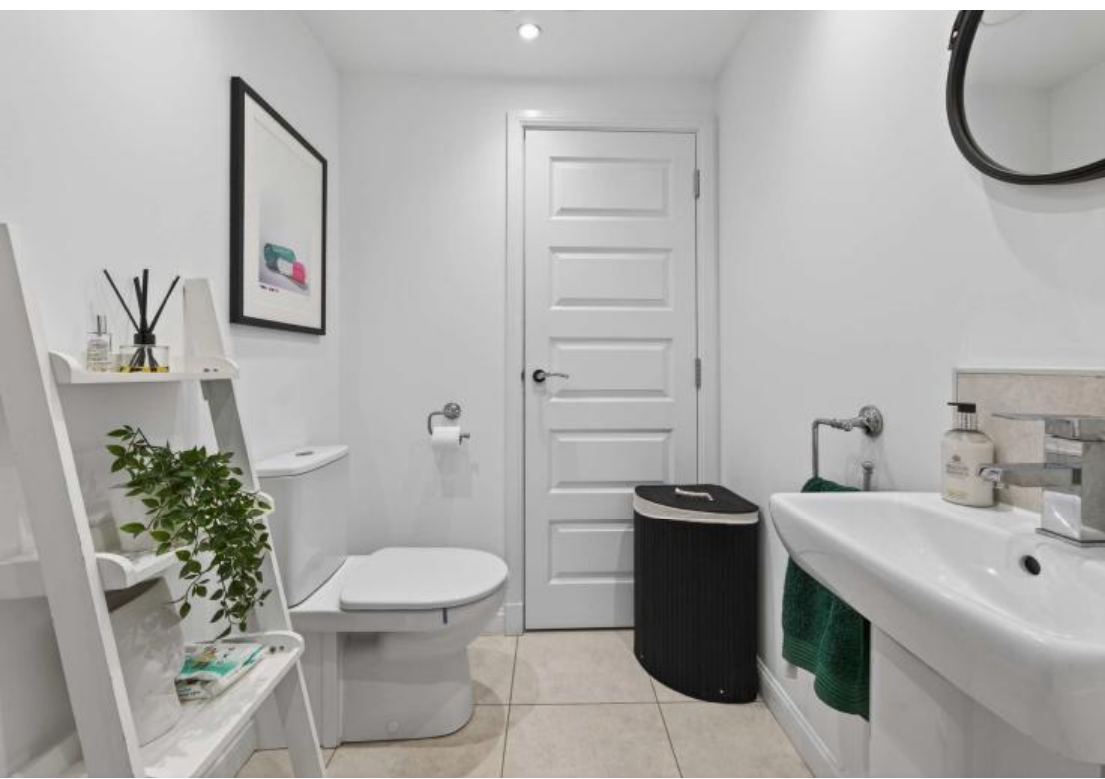


This beautifully decorated three-bedroom terraced home offers stylish and comfortable living in a highly sought-after location close to Straiton, Edinburgh. The property boasts a spacious and well-designed layout, featuring a separate modern kitchen and living area. The bright and generously sized living room provides an excellent space for relaxing and entertaining, with French doors opening directly onto the rear garden.



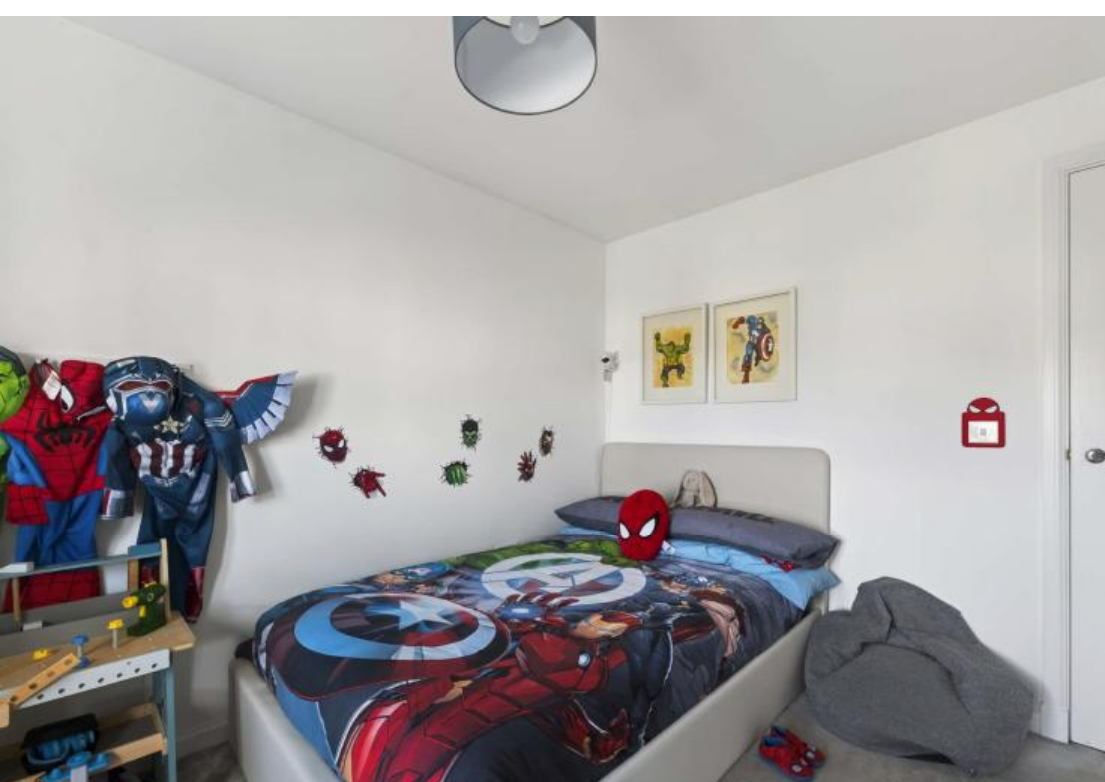
Located off the welcoming hallway, the contemporary kitchen is fully equipped with integrated appliances, including a dishwasher, offering both practicality and style.

A convenient ground-floor WC completes the downstairs accommodation.





Upstairs, there are two spacious double bedrooms and a well-proportioned single bedroom. All rooms are bright, well maintained, and tastefully presented.





The bedrooms are served by a modern three-piece family bathroom finished to a high standard.

The rear garden has been thoughtfully designed for easy upkeep, featuring low-maintenance artificial grass and a decked seating area at the rear. Benefiting from sun throughout the day, this fantastic outdoor space is perfect for al fresco dining, entertaining guests, or simply relaxing in the sunshine.

Further benefits include ample parking nearby and excellent transport links right on your doorstep, providing easy access to Edinburgh city centre, surrounding areas, and local amenities.

This exceptional home combines modern living, attractive outdoor space, and a convenient location, making it an ideal choice for families, professionals, and first-time buyers alike.





Situated close to the popular Straiton area, this property enjoys an excellent range of local amenities and superb transport connections. Straiton Retail Park is just a short distance away and offers a wide selection of shops, supermarkets, restaurants, and leisure facilities, including IKEA, Costco, Sainsbury's, and a variety of well-known retailers. The area is particularly popular with families and professionals due to its convenient access to Edinburgh City Centre, the City Bypass (A720), and major motorway networks, making commuting straightforward. Regular bus services operate nearby, providing excellent public transport links throughout Edinburgh and beyond. Residents can also enjoy a range of green spaces, walking routes, and recreational facilities in the surrounding area, while nearby Loanhead and the wider Midlothian region offer a welcoming community atmosphere and excellent local schools. Combining convenience, connectivity, and an abundance of amenities, Straiton remains one of the most sought-after residential locations on the outskirts of Edinburgh.

## Get in touch



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### **Misrepresentations**

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.