

21 CLERMISTON ROAD

Corstorphine, Edinburgh, EH12 6XG





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Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area



PROPERTY NAME

21 Clermiston Road

LOCATION

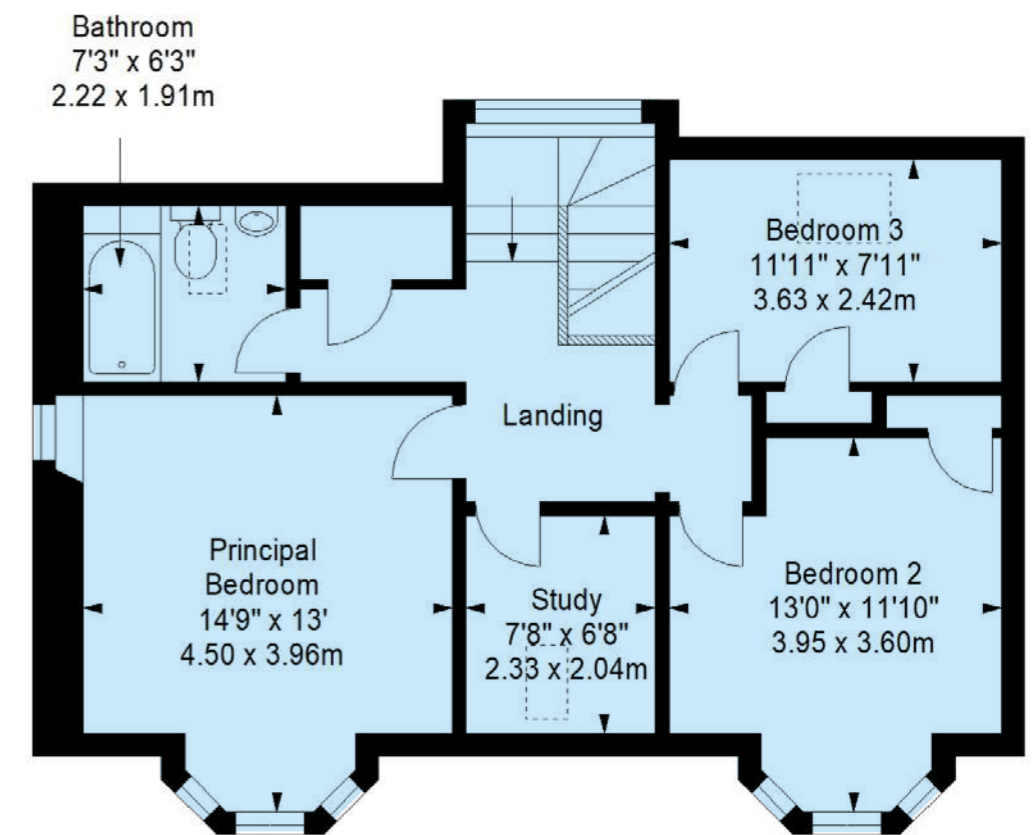
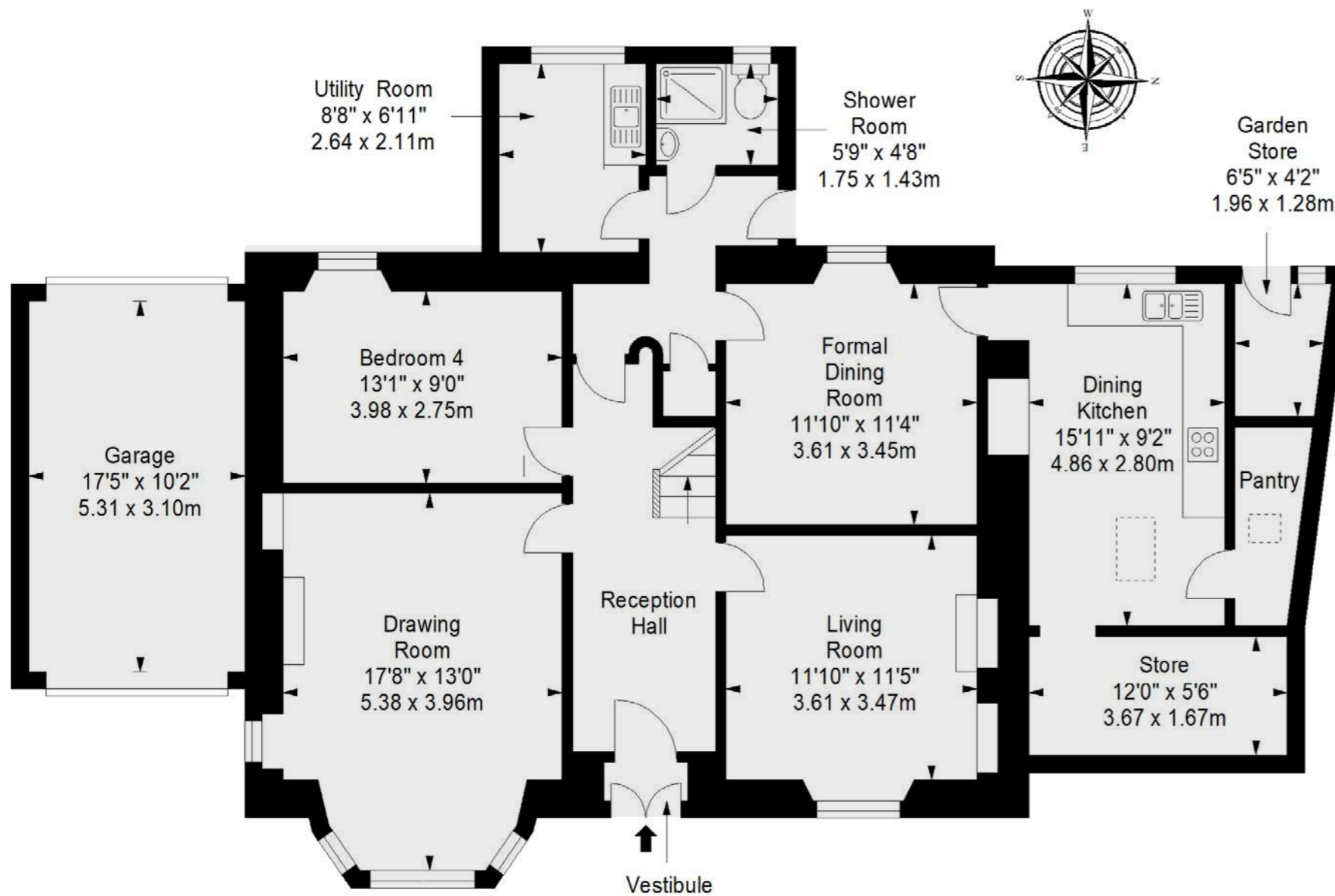
Edinburgh, EH12 6XG

APPROXIMATE TOTAL AREA:

202.9 sq. metres (2184.1 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR

The floorplan is for illustrative purposes.
All sizes are approximate.



Welcome to 21 CLERMISTON ROAD



Enjoying delightful south-facing gardens, good private parking, and abundant period charm, this four-bedroom detached villa in sought-after Corstorphine promises space and versatility for families with multiple living areas, plus a bathroom, a shower room, and space for home working.

GENERAL FEATURES

Sought-after suburban address
 Good local amenities and transport links
 Spacious detached villa over two floors
 Excellent versatility for families
 Homely interiors with abundant period character
 EPC Rating - E | Council Tax band - G

ACCOMMODATION FEATURES

Vestibule and reception hall with storage and rear access
 Grand bay-fronted drawing room
 Second cosier living room
 Formal dining room with access to:
 Bright dining kitchen with pantry and store
 Three double bedrooms and one single
 Ground-floor shower room and first-floor bathroom
 Handy utility room
 Bright home study with a quiet position
 Gas central heating and full double-glazing

EXTERIOR FEATURES

Attractive south-facing enclosed gardens
 Attached single garage
 Private driveway

BRIMMING

with period charm



This charming four-bedroom detached villa is complemented by south-facing enclosed gardens and private parking for multiple vehicles, including a garage. It boasts a surprisingly spacious and versatile two-storey footprint with a bathroom, a shower room, plentiful storage, and several areas catering for relaxation, dining, and home working. Behind the inviting stone façade, a comfortable family home awaits with elegant original features and decoration in a suitably classic fashion. The enchanting period residence offers an exclusive suburban

address, a stone's throw from Corstorphine Hill nature reserve and the area's main thoroughfare with superb shopping, bars and eateries, and day/night bus links into the city and to Haymarket transport hub.

Stepping inside, the abundant character is instantly apparent within a vestibule retaining colourful stained glass and an airy reception hall whose stairs are adorned with a cast-iron balustrade. The back of the hall provides storage and rear external access.

CHARACTERFUL & HOMELY



On the ground floor, generous living space can be found with a sumptuous bay-fronted drawing room, a second cosier living room, and a formal dining room – enhanced by such fine features as decorative plasterwork, Edinburgh Presses, and imposing focal fireplaces. One of the four bedrooms on offer (a double room) can also be found on the level making it flexible for additional living space.







FLEXIBLE AREAS FOR GATHERING AS A FAMILY OR WITH GUESTS





BRIGHT KITCHEN

overlooking the rear garden

Conveniently accessed from the dining room is a bright kitchen pleasantly overlooking the rear garden and arranged around a seating area for casual meals. In addition to fitted cabinetry and workspace that accommodates a freestanding electric cooker and dishwasher, there is an adjoining store (with a tall fridge freezer) and a skylit pantry. Completing the downstairs is a good-sized utility room (with a washing machine) and a neighbouring shower room with WC, accessed via the rear hall.

A seating area for casual meals





FOUR BEDROOMS

perfect for busy family life

Stairs illuminated by stained glass windows lead up to an airy central landing with storage. Fanning off the landing are two dormer-fronted double bedrooms (one with a built-in cupboard) and a smaller third bedroom, with storage and a peaceful rear position making it perfect for children.



GROUND-FLOOR SHOWER ROOM & FIRST-FLOOR BATHROOM

In addition, both brightly lit by skylights, are a quietly located study and a bathroom (with a shower-over-bath) appointed in a tasteful traditional style. The home is kept warm and efficient by gas central heating and full double glazing.



EXPANSIVE ENCLOSED GARDENS

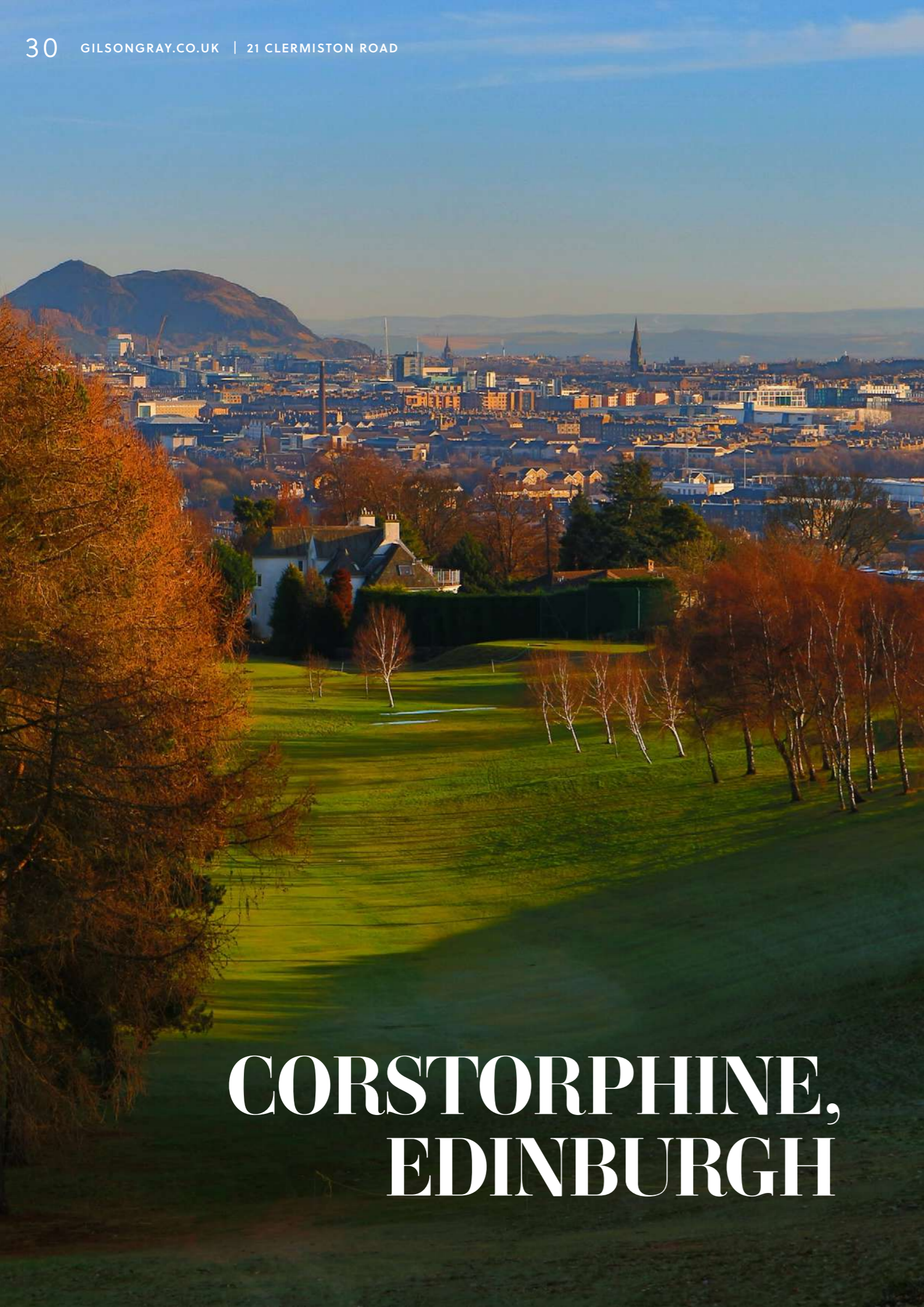


South-facing and lovingly maintained

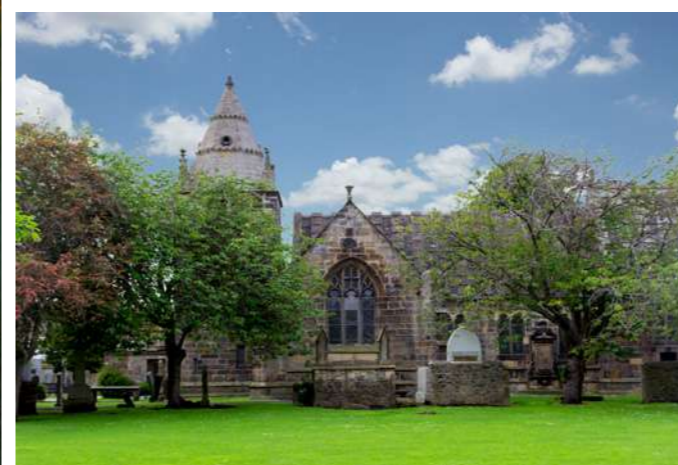
Outside, the gardens are a real selling point being favourably south-facing and reassuringly secure for family recreation. To the front, neat hedgerows create added privacy, while, to the rear, a generous area features manicured lawns, established planting, suntrap seating terraces, and a useful store. Finally, a gated side driveway leads to a single attached garage, thereby providing off-street parking for two vehicles.



**EXCELLENT VERSATILITY AND
SPACE FOR FAMILIES**



CORSTORPHINE, EDINBURGH



Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket and a Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, and tennis, badminton, and squash courts.

For enjoying the great outdoors, Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those needing to travel further afield for work or leisure, Edinburgh International Airport is a short drive away, with two tram stops within close proximity. The area is also served by regular day and night buses, frequent trains from the South Gyle train station, and excellent road links to the city centre, Glasgow, Fife, and to the south. In addition, Corstorphine provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessed.



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