



7 CLERWOOD ROW

Corstorphine, Edinburgh, EH12 8PU



2

Public Room



3

Bedrooms



2

Bathroom

7 CLERWOOD ROW

Representing an ideal family home in Corstorphine, this detached house offers three bedrooms, two reception rooms, a kitchen, a bathroom, and a shower room, plus a low-maintenance garden, a single garage, and a multi-car driveway. The house is situated in a leafy cul-de-sac in an established residential development, and it lies close to nearby amenities and green space, including Hillwood Park and Corstorphine Hill, and within the catchment area for good schooling.

A hallway (with built-in storage) welcomes you into the home and leads into a living room on the left. Here, a spacious footprint allows for various configurations of furniture, all arranged around a homely gas-fired fireplace, and a large southwest-facing window captures sunny natural light throughout the day. Continuing along the hall, you reach an open-plan kitchen, family, and dining room, which is sure to be the sociable heart of the home. The family/dining area provides plenty of space for lounge and dining furniture, and it is filled with natural light through dual-aspect glazing, including wide patio doors opening onto the garden. In the kitchen, limed oak wall and base cabinets are accompanied by spacious worktops and splashback tiling. A stylish, modern shower room completes the ground-floor accommodation and comprises a large shower enclosure, a basin set into vanity storage, a WC, underfloor heating, and a heated towel rail.

On the first floor, a landing leads to the home's three bedrooms and a bathroom. The two larger bedrooms offer plenty of space for furniture and one is accompanied by storage, whilst the third is currently being utilised as a home office, ideal for those requiring a quiet space to work from home, and also has built-in storage. Finally, the bathroom comes complete with a shower-over-bath and a glazed screen, a WC-suite set into storage, a bidet, and a towel warmer.

Externally, the home is accompanied by a front garden with leafy shrubs, as well as a predominantly paved rear garden featuring established shrubbery and trees. Excellent private parking is provided by an attached single garage and a multi-car driveway.



D
EPC
RATING

F
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Detached house in Corstorphine
- Hall with excellent built-in storage
- Sunny, southwest-facing living room
- Open-plan kitchen, family, and dining room with garden access
- Two spacious double bedrooms (one with storage)
- Third bedroom/home office with storage
- Modern shower room with underfloor heating
- Family bathroom with shower-over-bath
- Low-maintenance rear garden
- Attached single garage and multi-car driveway





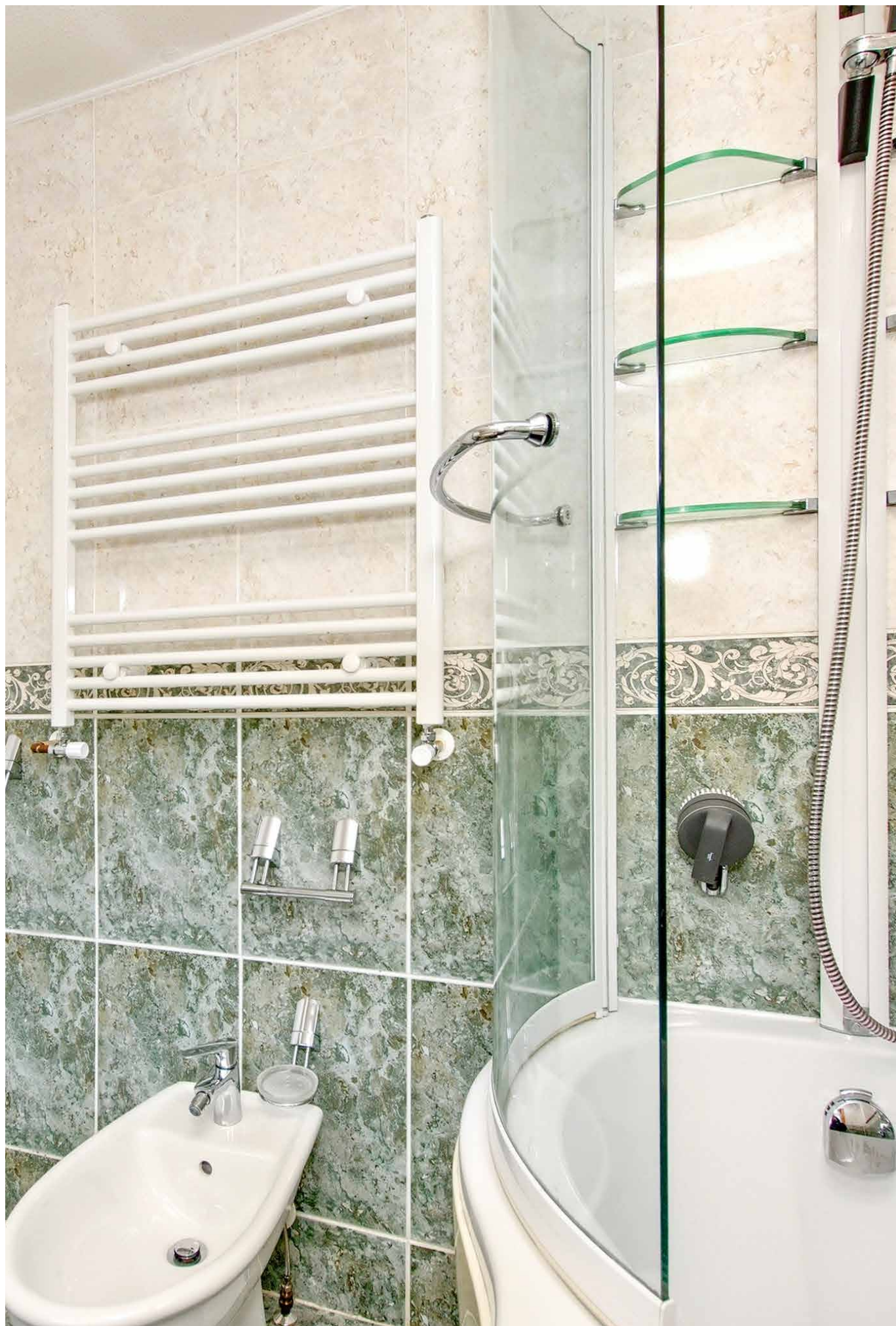


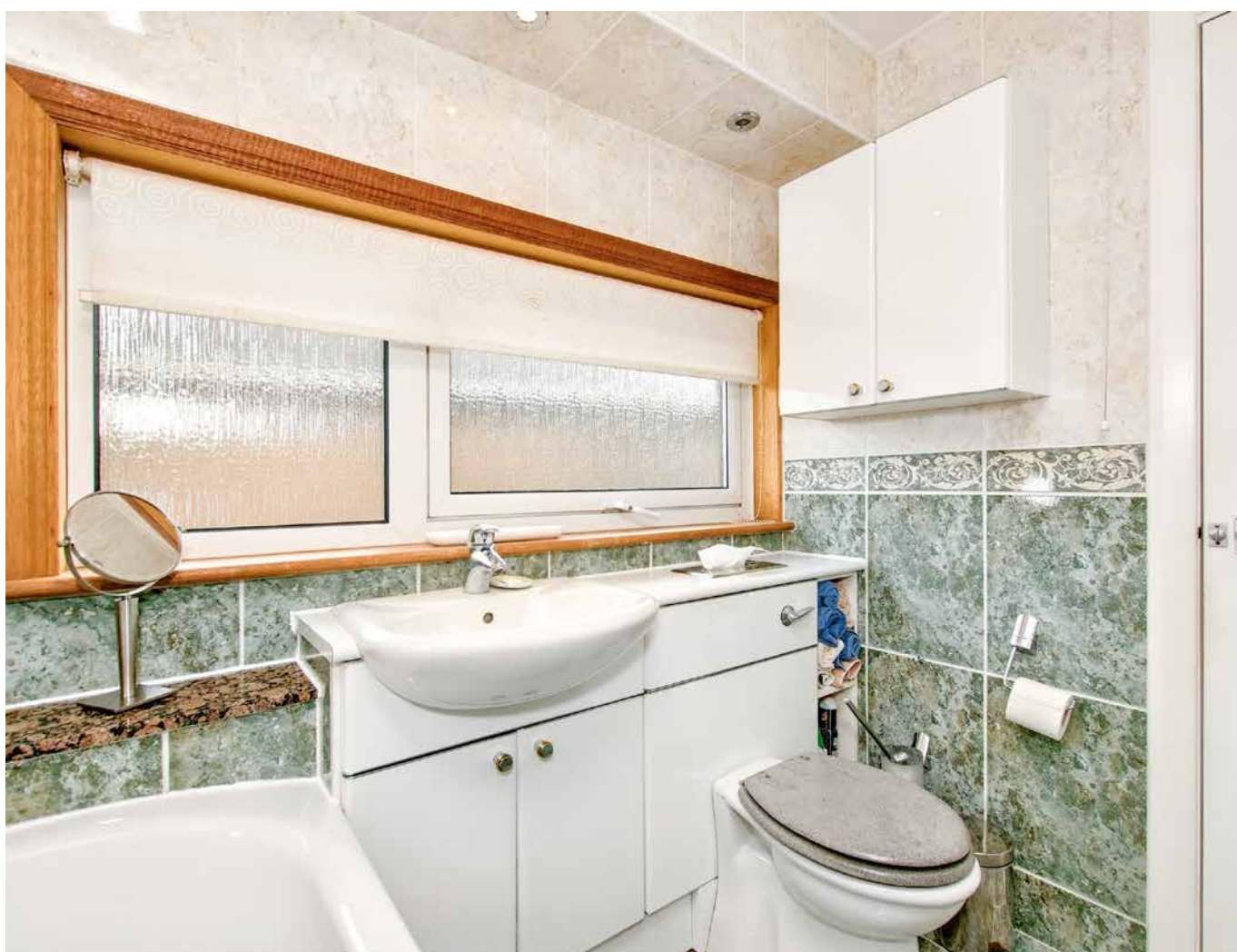
Extras: Integrated kitchen appliances comprising an oven, hob, combination microwave, fridge, and freezer, will be included in the sale, as well as a freestanding dishwasher, a washing machine, and a tumble dryer. Please note, no warranties or guarantees shall be provided for the appliances.

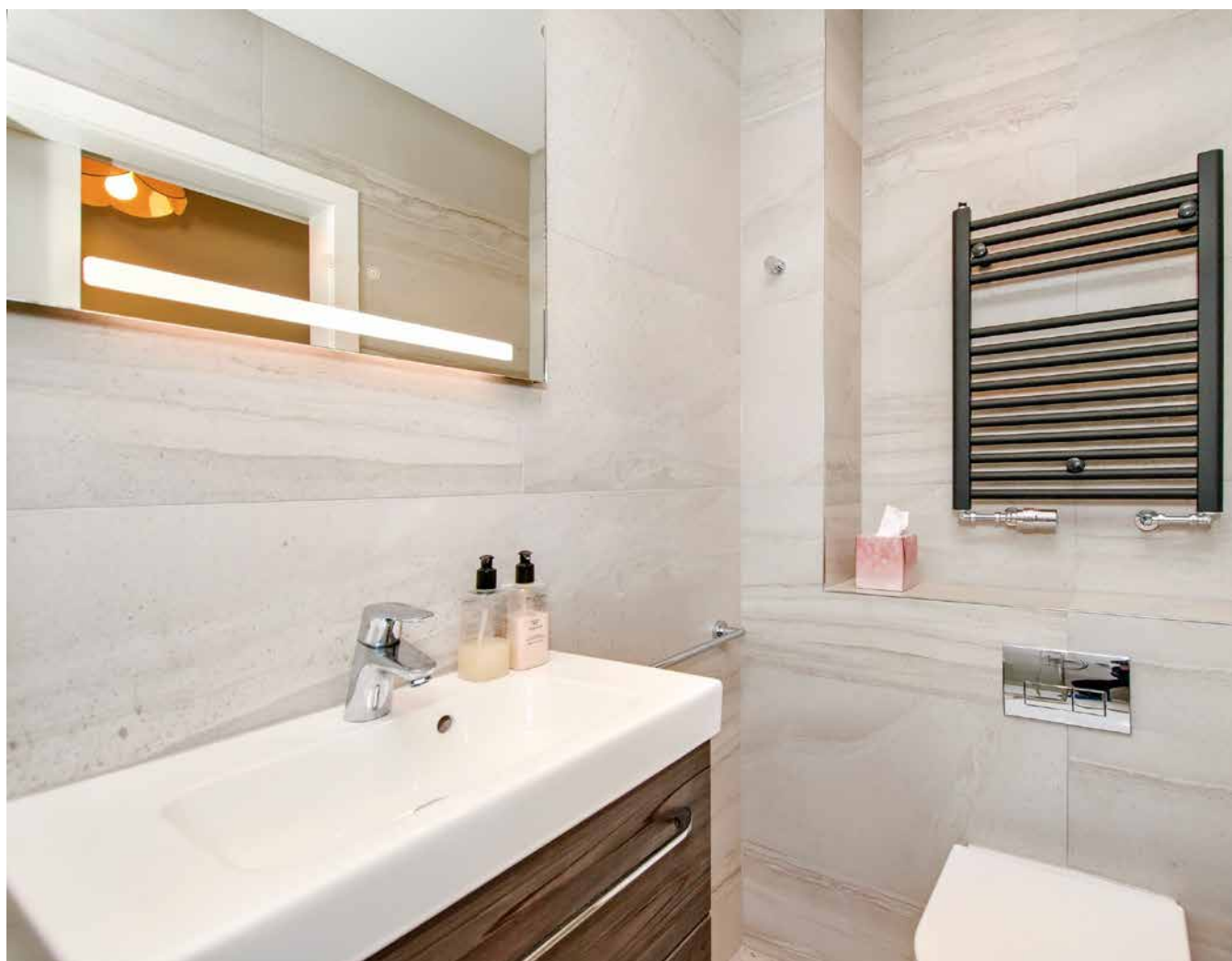
















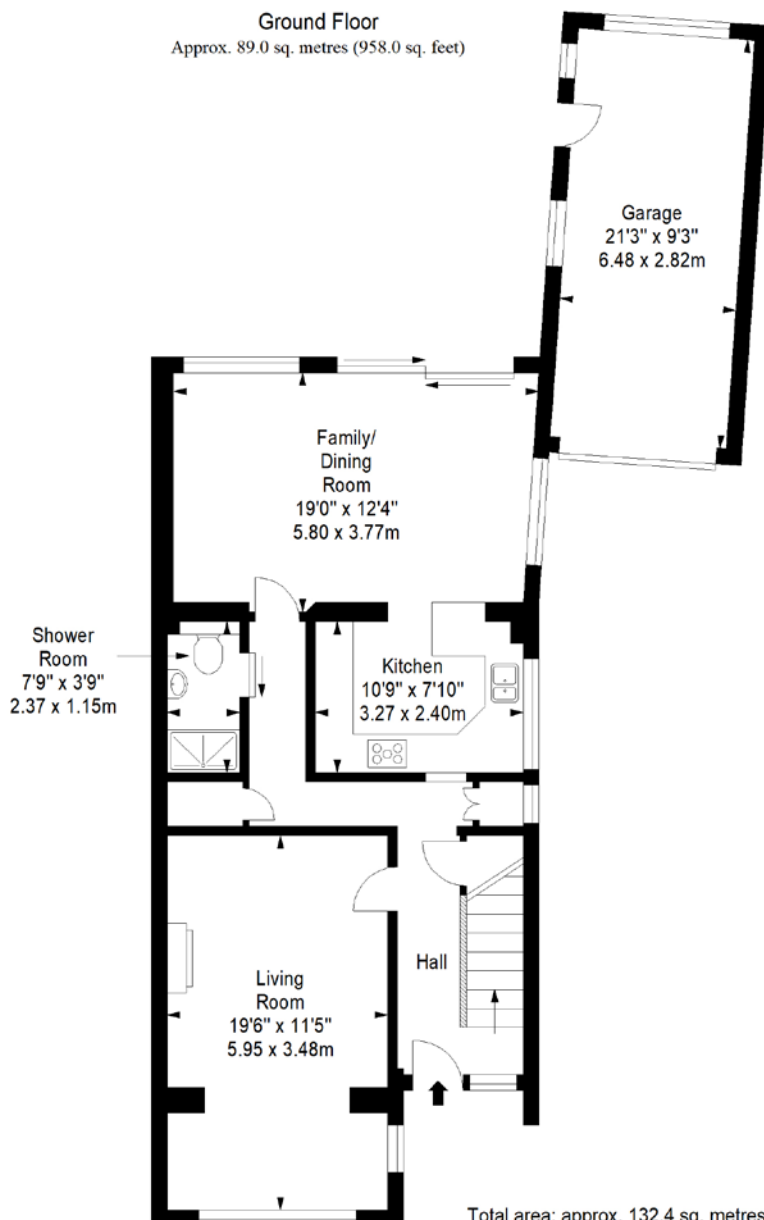


CORSTORPHINE

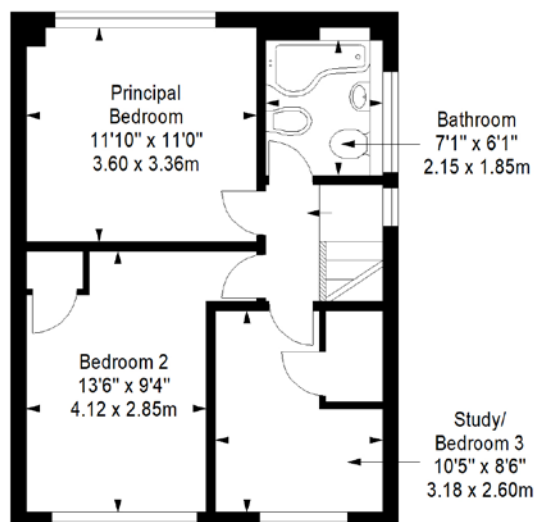
Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, 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.

FLOORPLAN

Ground Floor
Approx. 89.0 sq. metres (958.0 sq. feet)



First Floor
Approx. 43.4 sq. metres (467.2 sq. feet)



Total area: approx. 132.4 sq. metres (1425.2 sq. feet)



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