



12 Clermiston Drive
Clermiston, EH4 7PR

Deans 
Solicitors & Estate Agents LLP



END TERRACED HOUSE

- Living Room
- Kitchen
- Utility
- Three Double Bedrooms
- Shower Room
- Private Front & Rear Gardens
- Driveway
- Double Glazing & GCH
- EPC Rating – C



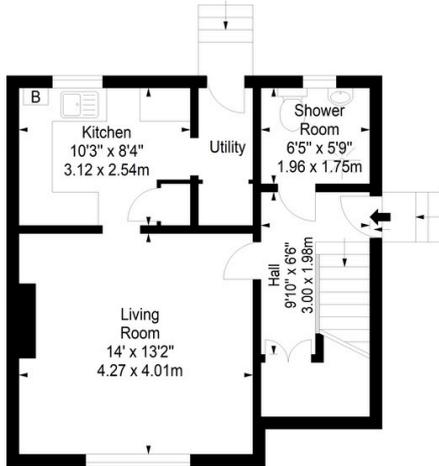
This well-proportioned end terraced house is located in Clermiston in north-west Edinburgh, close to convenient, local amenities and bus links to the city centre and surrounding areas. Nearby Craighleith Retail Park offers a wider range of high street retailers, supermarkets and a gym. The accommodation on the ground floor comprises; generous living room, separate kitchen with utility off and wetroom shower room. There are three comfortable double bedrooms on the first floor and a store cupboard off the upstairs landing. Neatly maintained, private gardens lie to the front and rear and a driveway gives convenient off-street parking. There is further free on-street parking in the area. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains and lightshades.



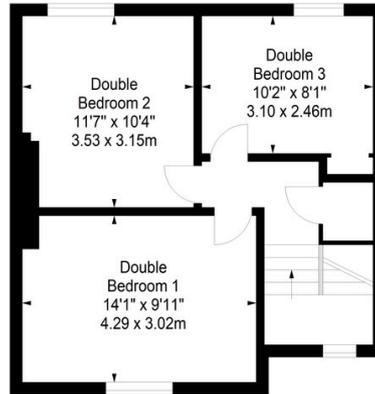
Clermiston Drive,
Edinburgh,
Midlothian, EH4 7PR



Approx. Gross Internal Area
892 Sq Ft - 82.87 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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