

40 CLERWOOD PARK  
CORSTORPHINE, EDINBURGH, EH12 8PP

CURRAN & CO  
PROPERTY



40 CLERWOOD PARK  
CORSTORPHINE, EDINBURGH, EH12 8PP

FIXED PRICE £360,000



40 Clerwood Park is a charming semi-detached house, situated within a quiet cul-de-sac and forming part of an established residential development near the foot of Corstorphine Hill.

- Living Room & Separate Dining Room
- Modern Kitchen
- Three Bedrooms & Sizeable Attic Room
- Contemporary Shower Room
- Gas Central Heating & Double Glazing
- Front & Rear Gardens
- Detached Single Garage
- Quiet Residential Setting



#### Description

40 Clerwood Park is a charming three bedroom semi-detached house, situated within a quiet cul-de-sac and forming part of an established residential development near the foot of Corstorphine Hill. This superb property offers family-sized accommodation of move-in condition throughout, with several areas of the property having recently been redecorated.

The internal accommodation comprises: entrance hall; spacious living room with feature gas fireplace and sliding doors opening to the dining room; modern, well-equipped kitchen with base and wall-mounted units, tiled splashback, integrated electric oven, gas hob and

extractor hood; carpeted stair leading to the first floor landing; master bedroom; double bedroom 2 with fitted mirrored wardrobes; contemporary, fully tiled shower room with walk-in glass shower enclosure and heated chrome towel rail; bedroom 3/home office with fitted storage and stair leading to a sizeable floored attic space with Velux window and additional storage. Further benefits of this property include gas central heating and double glazing throughout.

Externally there is an East facing rear garden, side path and front garden laid to lawn with mature borders and a stepped path. A road to the rear of the property provides vehicular access to the detached single garage and space

for parking outside the gated rear garden.

#### Extras

Extras to be included in the sale are all carpets and floorcoverings, curtains and blinds, and kitchen appliances.

#### EPC Rating

This energy efficiency rating for this property is band C.

#### Council Tax

This property is subject to council tax band E.

#### Viewing

Viewing is by appointment. Please contact our office to arrange.





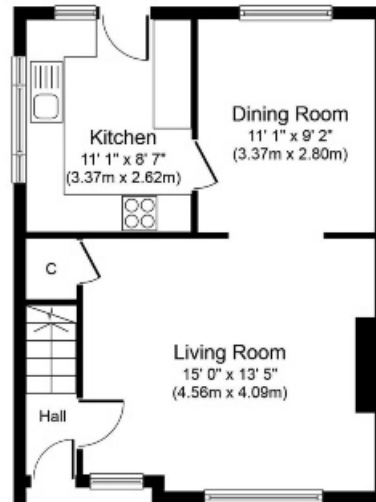
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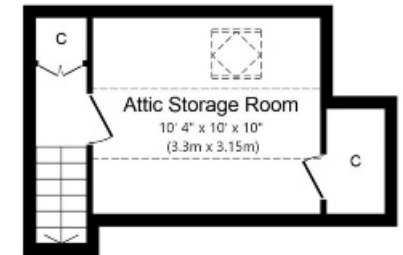
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**Ground Floor**  
Approximate Floor Area  
441 sq.ft.  
(41.0 sq.m.)



**First Floor**  
Approximate Floor Area  
444 sq.ft.  
(41.2 sq.m.)



**Attic Floor**  
Approximate Floor Area  
173 sq.ft.  
(16.0 sq.m.)



### Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are approximate and are generally taken from the widest point.