

A photograph of a two-story house with a light-colored facade and a brick driveway. The house has a tiled roof, a chimney, and several windows. A large tree is on the left, and a brick wall is on the right. The foreground shows a paved driveway and a garden with various plants and pots.

55 Clerwood Gardens Corstorphine

Edinburgh
EH12 8PX







This is a bright, spacious and thoughtfully extended semi-detached villa situated in the popular residential area of Corstorphine close to good local amenities and facilities. There are regular bus services to the City Centre and other parts of the City and the property is conveniently situated for easy access to the city bypass and to the major road networks.

Corstorphine offers a wide range of good local facilities including shops, schools, library and park. The Gyle shopping complex is also within easy reach. Schooling is well catered for at all levels with Fox Covert Primary School and Craigmount High School both located close by.



Internally the property provides attractive and flexible family accommodation and benefits from gas central heating, double glazing and good storage facilities including a large attic.. The integrated kitchen appliances are included in the sale together with the dishwasher, fridge, all fitted floor coverings, curtains and blinds. Other items may be available through separate negotiation.

There is a large monobloc driveway with space for several cars. The fully enclosed rear garden has a large lawn and a paved patio area and a lovely selection of established plants, shrubs and trees.

PROPERTY DETAILS

- Entrance hall with carpeted staircase to upper floor.
- Bright and spacious Living Room with windows to front. Feature fireplace with living flame gas fire. Built in shelving. Under stair cupboard. Doors to dining room.
- Large Dining Room with ample space for a good sized dining table and chairs. Window to rear overlooking garden.
- Fitted Kitchen with matching wall and base units. Integrated electric hob, electric oven and chimney style hood. The fridge and dishwasher are included in the sale. Ample work surfaces with stainless steel sink with drainer and splashback. Large Utility cupboard.
- Rear Hall with window and door to garden.
- Lovely Sunroom with patio doors giving direct access to the rear garden. Window to rear.
- Shower Room with white two-piece suite comprising inset wash hand basin with vanity unit below and WC. Shower compartment with mixer shower. Built in shelving. Frosted window to side.

Upper Floor

- Landing with window to side. Attic access hatch.
- Double Bedroom with window to rear overlooking garden. Built in mirrored wardrobes with hanging space and shelving.
- Large Double Bedroom with window to front. Built in wardrobe with hanging space and shelving. Built in dressing units.
- Third Double Bedroom with window to front. Built in wardrobe and cupboards. Shelving.
- Family Bathroom with white three-piece suite comprising jacuzzi bath with shower above and shower screen, inset wash hand basin with vanity units below and WC. Mirror with light above. Frosted window to side.



Viewing by appointment, telephone Agents on 0131 524 3800











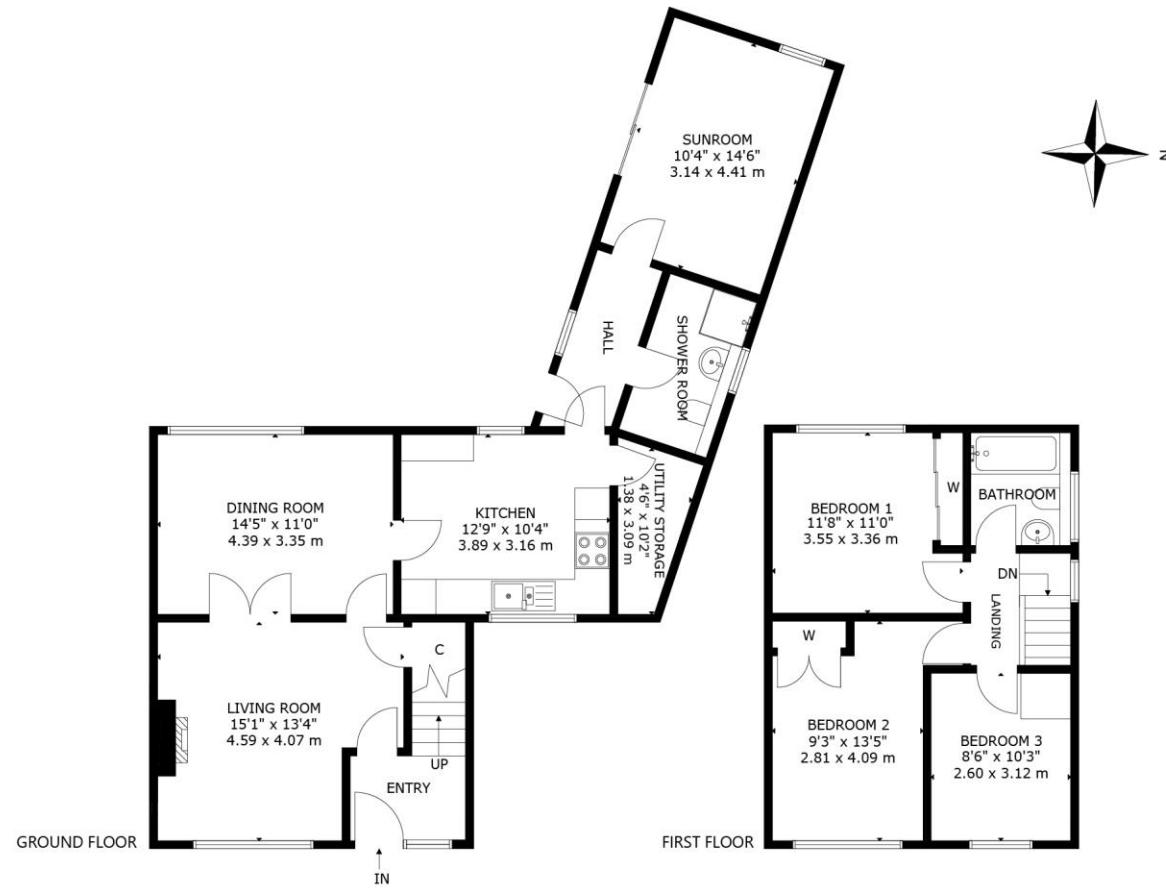


EXTERNAL

A monobloc driveway provides off street parking for several cars.

The rear garden is fully enclosed and features a large lawn bordered with a lovely array of established plants, shrubs and trees. Patio with space for garden furniture. The garden shed and greenhouse are included in the sale.

- Energy Efficiency Rating - E
- Council Tax Band - F



55 CLERWOOD GARDENS, EDINBURGH EH12 8QA
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,329 SQ FT / 123 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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