










Offers Over  
**£375,000**

## 101 Clermiston Road

Corstorphine | Edinburgh | EH12 6UU

This spacious and flexible link-terraced villa has been extended to provide ideal family location in a much sought-after location, close to excellent schools and amenities in the ever-popular district of Corstorphine. Whilst the property would now benefit from modernisation, it allows the purchasers a superb opportunity to put their own stamp on the accommodation.

-  4 Bedrooms
-  1 Reception Room
-  2 Bathroom & Shower room
-  Peaceful private gardens
-  Garage & driveway
-  EPC Rating – D
-  Council Tax Band – F



## Description

The front of the house enjoys an idyllic setting, set back from a woodland pathway opposite the Corstorphine Hill Local Nature Reserve, with a beautiful mature garden and private pathway leading to the front door. Access to the driveway and garage is to the rear of the property, reached by a peaceful residential cul-de-sac, Clerwood Park. The front door opens to an entrance vestibule providing a pedestrian door to the garage and door to the inner hallway providing ideal storage space for coats and shoes and with a ground floor cloakroom/ WC. The reception room is a superb open plan space overlooking the garden and with window and glazed door to the side of the house. It offers ample space for large scale living and dining furniture. It enjoys a sociable connection to the kitchen, ideal for both family life and entertaining. The kitchen overlooks the rear garden and has a door to the side of the house/driveway. The kitchen is fitted with a range of wall and base units leaving space for a breakfasting table and chairs. Stairs from the reception room lead to the upper landing which has a hatch and Ramsay ladder to a useful floored loft storage space, there are double bedrooms to the front and rear and a family bathroom to the side, the inner hallway provides further storage space, a shower room and two further good-sized bedrooms. Benefits on offer include gas central heating from a recently installed combi boiler. There is scope for further extension of the house if desired, as demonstrated by neighbouring properties, subject to the usual planning and consents.



*This property has been subject to virtual renovation in the lounge and bedrooms to show the effect of a makeover. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*



## Extras

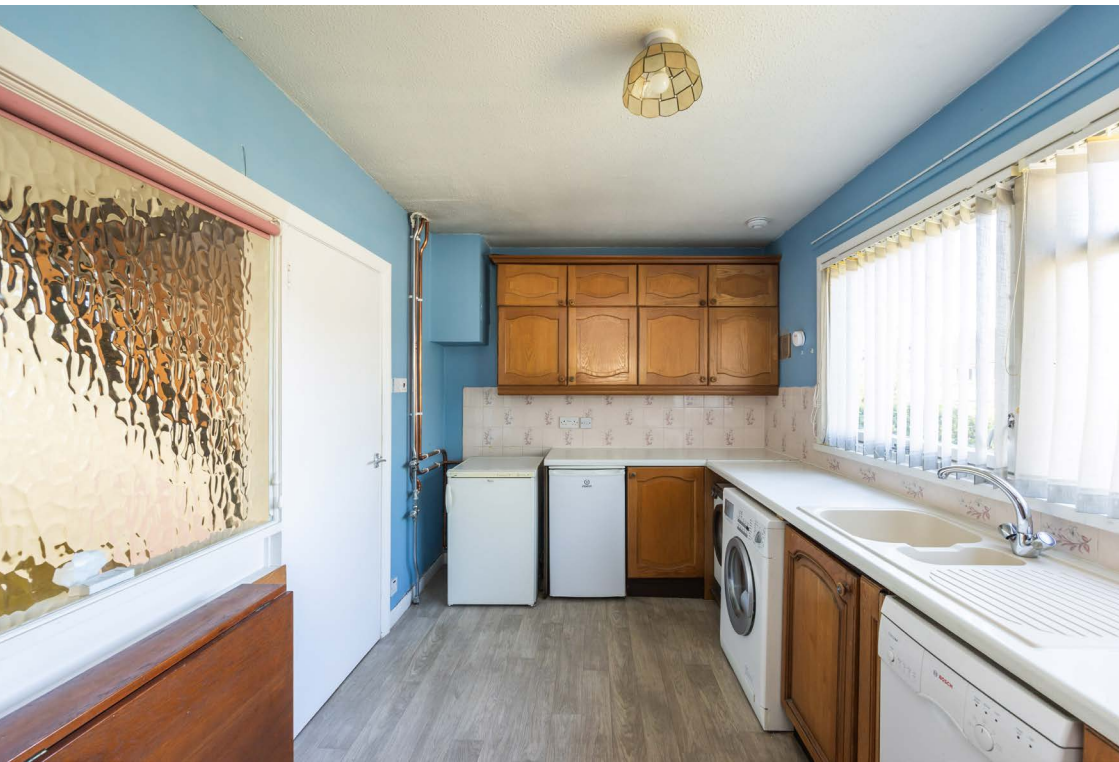
The fixtures and fittings and white goods are to be included in the sale, no warranty is given to the working order of any of the appliances.

## Gardens and Parking

Of particular note is the beautiful mature garden which has generous lawn and patio areas and is afforded a high degree of privacy by a double hedge. A further area of garden to the rear of the house has lawn and patio areas and a timber storage shed. There is a paved driveway leading to the garage which offers ample off street parking for two to three vehicles. The garage has an up and over door, with a pedestrian door leading to the entrance vestibule. There may be scope for conversion of the garage subject to the usual planning and consents.

## Viewing

Please contact Neilsons on 0131 625 2222





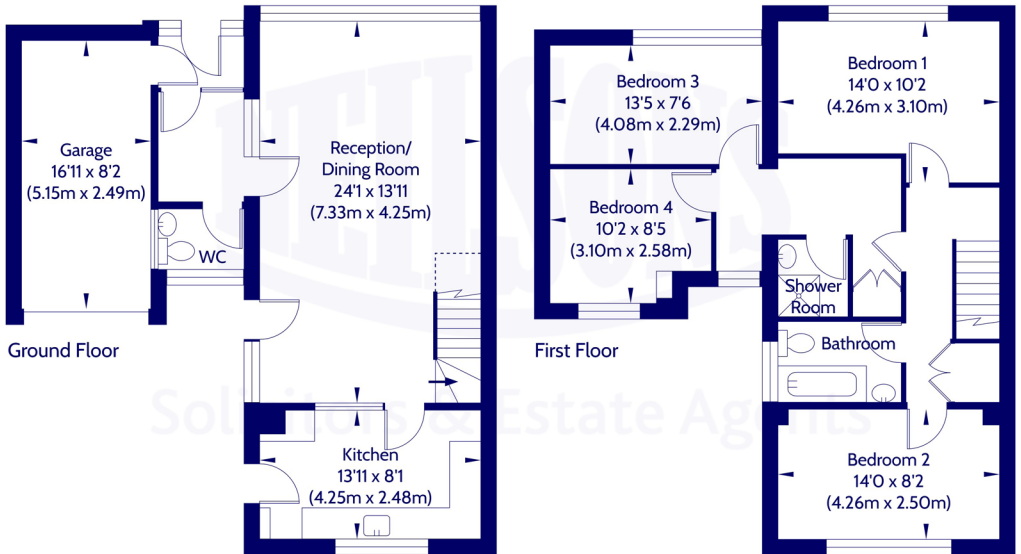
## Location

The property enjoys an enviable location, set back from the road and forming part of a residential cul-de-sac to the rear. It is located within easy walking distance of local shops to provide for day to day needs with a choice of supermarkets including Tesco and Lidl nearby. Corstorphine provides a wealth of independent shops and services along with cafes, restaurants and take-aways with the nearby Gyle Centre offering a wider choice of high street stores. Highly regarded local schooling is available from nursery to secondary level and there are a wide range of recreational facilities close at hand including Drum Brae and David Lloyd leisure centres, a choice of parks, Edinburgh Zoo and the wide open spaces of Corstorphine Hill Local Nature Reserve. Regular local bus services provide swift access to the city centre, Edinburgh International airport and surrounding areas and by car the City Bypass and Central Motorway Network within easy reach.





Approx. Gross Internal Floor Area 114.43 Sq M / 1232 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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