










Offers Over
£675,000

5 Clermiston Terrace

Corstorphine | Edinburgh | EH12 6XF

A fantastic opportunity has arisen to purchase this impressive, truly stunning traditional mid-terrace house with extensive private garden and garage, situated within the heart of Corstorphine, close to excellent commuting links and many local amenities. Arranged over two levels, the property offers an abundance of flexible living space and would undoubtedly appeal to families.

-  4 Bedrooms
-  2 Public Rooms
-  1 Bathroom & WC
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band – G



Description

The accommodation which is presented in true move-in condition, in brief comprises; entrance vestibule leading to welcoming hallway with storage and WC, light and airy bay windowed reception room with open fireplace and beautiful cornicing, stylish fitted kitchen with peninsula, open plan to dining area and second family room with French doors accessing rear garden, useful utility room located off, and stairs accessing fourth bedroom. Finally, the upstairs accommodation comprises; spacious upper landing with glass cupola, bay windowed principal bedroom with feature fireplace and spacious study/walk-in closet off it, two further good sized double bedrooms and family bathroom with separate shower enclosure and underfloor heating. Further benefits include gas central heating and partial double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated appliances in the kitchen.

Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of patio and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds with path leading to front door. There is a garage to the rear with up and over door.

Viewing

By appointment through Neilsons 0131 625 2222.





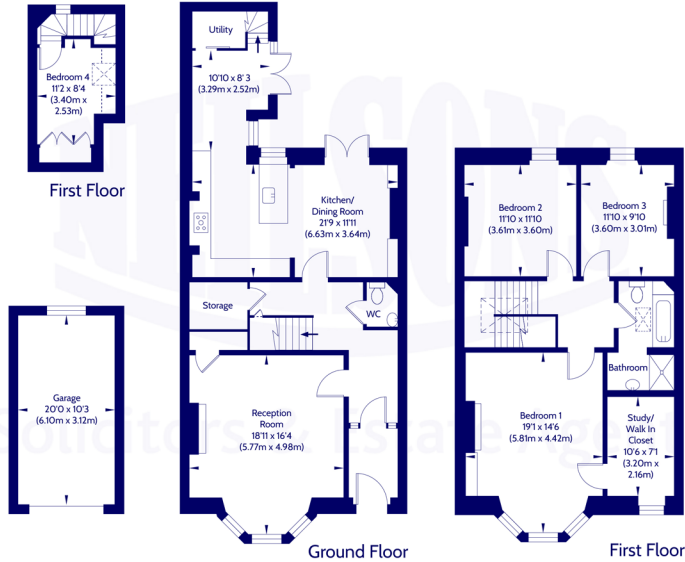
Location

The property enjoys an elevated position in the everpopular district of Corstorphine, to the west of Edinburgh city centre. 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 also 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 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 172.42 Sq M / 1855 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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