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Fixed Price

**£625,000**

# 61 Clermiston Road

Corstorphine | Edinburgh | EH12 6XA

This charming semi-detached property, located in the ever-popular Corstorphine area, offers a perfect combination of style, practicality, and convenience. Boasting beautifully maintained gardens, a driveway with an EV charging point, and access to excellent schools, public transport, and commuter links, this home is ideal for families and professionals alike.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom & 1 Shower Room
-  Driveway with EV charger
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band – G



## Description

The accommodation begins with a welcoming vestibule featuring a tiled floor, leading to an inner hallway with a staircase and built-in storage. The front aspect drawing room is a bright and elegant space with a bay window, original cornice work, and a fireplace. To the rear, the dining room also features a bay window and hardwood flooring that seamlessly matches the reception area. The kitchen is well-appointed with fitted wall and base units, a solid worktop, a ceramic Belfast sink, and subway-style tiling to the splash areas. A door provides direct access to the enclosed rear garden. Completing the ground floor is a convenient shower room with a white two-piece suite and a cubicle housing a thermostatic shower. Upstairs, the principal bedroom is a spacious double with a front aspect, full-height built-in wardrobes, and additional storage. The second bedroom is another generous double, offering open views, while the third is also well-proportioned, providing flexibility for family living or home office use. The family bathroom is a standout feature, with a white three-piece suite including a standalone roll-top bath, a separate shower cubicle with full tiling, and a dual thermostatic shower.





## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens, Garage & Driveway

The property is complemented by a decorative front garden and an enclosed rear garden with a lawn, offering a private and peaceful outdoor space. The driveway with an EV charging point adds further practicality to this delightful home.

## Viewing

Please contact Neilsons on 0131 625 2222.





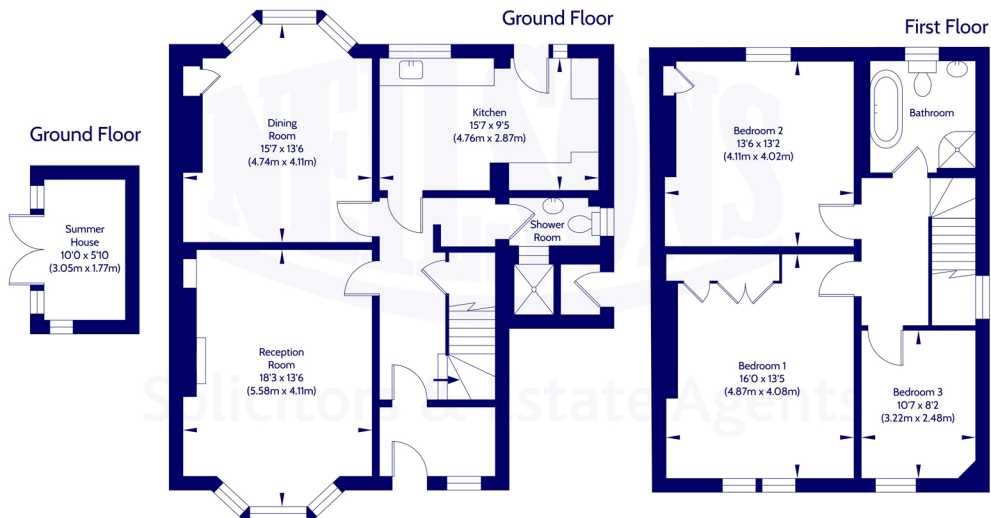
## Location

The property is in the ever-popular district of Corstorphine, which lies to the west of the City Centre. An excellent choice of local shops and services are on hand with a Tesco Extra superstore & Lidl supermarket within easy walking distance. The Gyle Shopping Centre and Hermiston Gait Retail Park are just a short drive away and offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, and Edinburgh Zoo. The area is very well served by regular local bus services which link swiftly to the City Centre and surrounding areas. By car, the location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.





Approx. Gross Internal Floor Area 133 Sq M / 1431 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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