



Solicitors & Estate Agents










Offers Over

£390,000

11 Clerwood Park

Corstorphine | Edinburgh | EH12 8PW

An exceptionally appealing and thoughtfully extended semi detached villa enjoying a superb location in Edinburgh's desirable Corstorphine area. Perfect for the growing family, the property offers spacious and highly flexible accommodation and benefits from a sizeable private garden and single garage.

-  4 bedrooms
-  2 public room
-  2 bathrooms
-  Parking space and garage
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band- E



Description

The internal accommodation is well presented throughout and briefly comprises: entrance hallway with stair to the upper level, comfortable front facing reception room with attractive flooring, tasteful contemporary décor and focal gas fire, generously proportioned dining kitchen with double doors opening directly out to the rear garden and ample space for a family sized table and chairs, kitchen area which has been fitted with a good assortment of modern wood fronted units, contrasting wipe-clean worktops and breakfast bar, good sized principal bedroom with fitted wardrobes, a further spacious double bedroom, top floor double bedroom with spectacular views, excellent storage and en-suite shower room, and tiled family bathroom with contemporary three piece white suite and over-bath shower/splash screen.



Extras

All blinds, white goods and integrated appliances will be included.

Gardens, Garage & Driveway

To the front of the house is an extensive tiered garden, which comprises multiple areas of well-kept lawn bordered by planted beds. To the rear of the property is a fully enclosed lovingly designed garden, offering a safe space for all the family to enjoy. The area includes timber decking, lawn, flower beds and monobloc pathway. A single garage and allocated parking space provides excellent parking/overspill storage.

Viewing

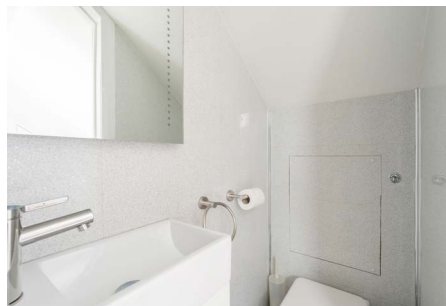
By appointment through Neilsons (0131 625 2222).





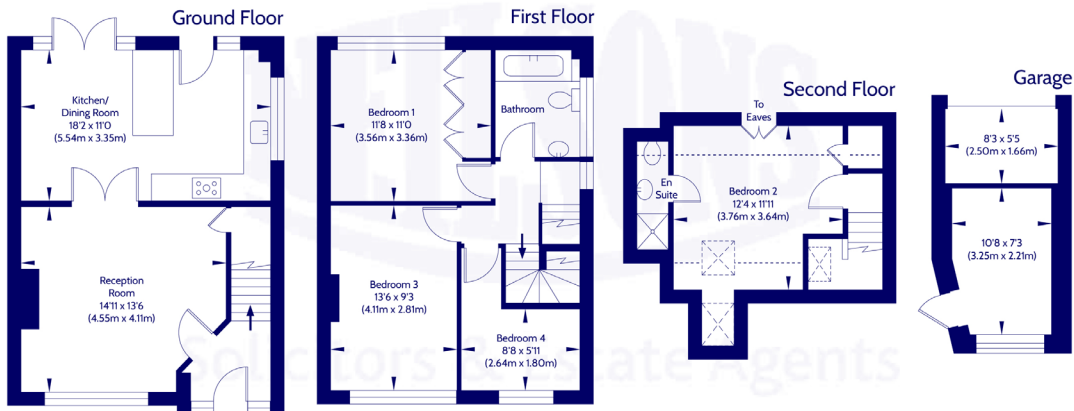
Location

Clerwood Park is in the desirable residential area of Corstorphine, which lies to the west of the City Centre. Excellent local amenities are on hand including a large Tesco Superstore, and nearby Gyle Shopping Centre & Hermiston Gait Retail Park both house a good selection of high street retailers and services. Reputable schooling from nursery to senior levels are within proximity of the property, with further education at Edinburgh College and Heriot Watt University, both within easy reach. Leisure and recreational facilities include Gyle Park, Corstorphine Hill, David Lloyd and Drum Brae leisure centres, together with Edinburgh Zoo and BT Murrayfield Stadium. The property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/ M9 and the A8 linking Edinburgh International Airport. Public transport operates regularly providing quick and easy access into the City Centre and surrounding areas.





Approx. Gross Internal Floor Area 99.15 Sq M / 1067 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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