



Solicitors & Estate Agents



Offers Over

**£225,000**

## 12 Clermiston Medway

Clermiston | Edinburgh | EH4 7DB

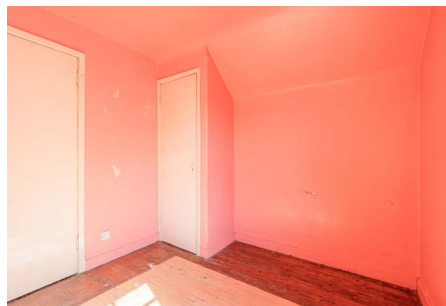
Situated on a peaceful residential street within the sought-after Royal High School catchment area, this three-bedroom semi-detached house offers an excellent opportunity for modernisation. While requiring complete refurbishment, the property holds immense potential to create a stylish and comfortable family home.

-  3 bedrooms
-  1 reception room
-  1 bathroom
-  Private front and rear gardens
-  EPC rating – G
-  Council tax band- D



## Description

The ground floor accommodation comprises an entrance hallway with a useful storage cupboard. To the rear, the spacious reception room overlooks the garden and features an open fireplace, offering the perfect focal point for a cosy living space. The kitchen retains original features, including a pantry and a cold store, and leads to a rear hall with a side door providing access to the garden. A ground-floor bathroom completes the layout on this level. A staircase leads to the upper landing, which provides access to the loft space and has a large linen closet. The first floor accommodates three well-proportioned bedrooms, offering flexibility for family living or home office use. This is an exceptional opportunity for buyers looking to modernise and add value within a highly desirable location, close to excellent schools, local amenities, and convenient transport links.



## Gardens and Parking

The house benefits from private gardens to the front, side and rear which offer scope for extension of the property, subject to the usual planning and consents. The well-stocked and mature front garden has a pathway to the front door and to the side of the house leading to the rear garden, which is predominantly laid to lawn with mature privet hedge and a useful timber shed. Ample unrestricted on street parking is available.

## Note

Please note that some of the images have been subject to Virtual Renovation to demonstrate the effects a make-over could have on the accommodation. It should be noted that the property is currently empty and in need of modernisation, as per the 'before' photos, which have also been uploaded for your perusal.

## Viewing

By appointment through Neilsons (0131 625 2222)







## Location

The property is located in the popular Clermiston district, to the northwest of Edinburgh City Centre. Local shops and services are on hand to provide for day-to-day needs with Tesco and Lidl supermarkets in neighbouring Corstorphine, along with The Gyle Centre and Craighleith Retail Park, both within a short drive. The property falls within the catchment area of the highly regarded Royal High School and excellent nursery and primary education is also available within easy walking distance. Recreational facilities in the area abound, with the house being a short stroll from the beautiful Corstorphine Hill Local Nature Reserve, with woodland trails and sweeping views of the city, ideal for hikes, dog walks or bike trails. Drum Brae and David Lloyd Leisure Centres are close at hand, with the Leonardo Hotel close by also offering gym memberships and a swimming pool. Ideally placed for the commuter, the house is within easy reach of the bypass, bridges, central motorway network and Edinburgh International Airport and regular local bus services provide 24hr access in and around the city.





Approx. Gross Internal Floor Area 82.36 Sq M / 887 Sq Ft.

Ground Floor



First Floor



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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