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Offers Over

£385,000

17 Clerwood Park

Corstorphine | Edinburgh | EH12 8PW

Neilsons are pleased to present this highly attractive detached villa, set on a generous corner plot within a quiet cul-de-sac in the prestigious Corstorphine area of the capital. Beautifully maintained throughout, the property offers spacious and versatile accommodation, ideal for a growing family.

-  3 beds
-  3 public
-  1 bathroom
-  Private Gardens
-  Garage
-  EPC Band - D
-  Council Tax Band - F



Description

The accommodation is accessed via a welcoming hallway featuring a staircase leading to the upper floor. To the front of the property, the formal reception room offers an inviting space, complete with a focal fireplace and full-height glazed windows that provide an abundance of natural light and a pleasant outlook over the beautifully landscaped front garden. Off this room, a rear porch leads directly into the garden and also provides access to a convenient WC. An expansive, dual-aspect open-plan reception and dining room sits at the heart of the home, offering a versatile space for both everyday living and entertaining, and also features a second attractive fireplace as a central feature. The adjoining kitchen is well appointed with a range of fitted wall and base units, tiled flooring, and a rear door offering direct access to the garden, enhancing the flow between indoor and outdoor spaces. The ground floor further benefits from a generously sized double bedroom with walk-in storage and fitted carpet, as well as a second spacious double bedroom, also carpeted. A third, compact double bedroom to the front of the property is currently used as a study, making it ideal for home working or flexible guest accommodation. A modern shower room completes the internal accommodation.



Extras

Selected fixtures and fittings, including; light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Externally, the property sits on an extensive and well-maintained corner plot. The front garden is a true highlight, beautifully landscaped with a manicured lawn, vibrant decorative plants and flowers, mature trees, and a stunning hedgerow border that offers both privacy and curb appeal. To the rear, the enclosed garden has been designed with low maintenance in mind and features a rear access gate and a garage, providing excellent practicality in addition to outdoor enjoyment.

Viewing

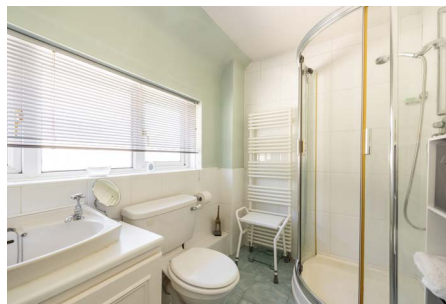
By appointment through Neilsons 0131 625 2222.





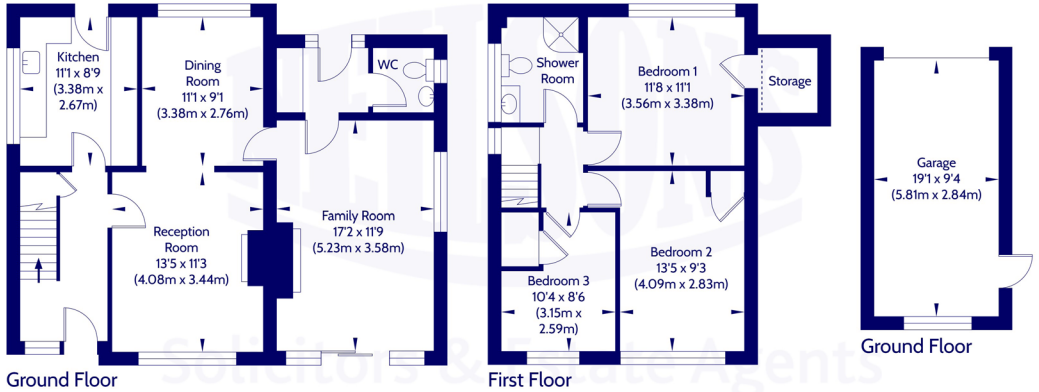
Location

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 112.5 Sq M / 1211 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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

