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Offers Over  
**£395,000**

# 13 Clerwood Gardens

Corstorphine | Edinburgh | EH12 8PT

Beautifully positioned within the sought-after Clerwood district, this well-appointed detached villa occupies a generous plot with a large west-facing garden and delightful leafy outlook to the rear. Close to excellent schools and amenities, this superb family home also offers scope for significant extension if desired (subject to the usual consents).

-  3 bedrooms
-  2 reception rooms
-  1 Bathroom
-  Garage
-  Private gardens
-  EPC rating – C
-  Council tax band - F



## Description

The property features a welcoming hallway with under-stair storage leading to a stunning open-plan reception/dining room with dual aspect, a large front window and French doors to the rear garden. The living area boasts a log burner, whilst the dining space flows directly onto the patio, with serving hatch from the kitchen, creating the ideal space for entertaining. The modern fitted kitchen includes integrated appliances (dishwasher, washing machine, fridge, freezer, oven, hob and hood). Upstairs offers a principal double bedroom to the front and two further bedrooms, one double and one single, each with built-in wardrobes. The family bathroom comprises a white suite, spacious shower bath, and an electric over-bath shower. The property benefits from gas central heating (Potterton boiler located in the kitchen) and full modern upvc double glazing.



## Extras

The fixtures and fittings are to be included in the sale including the aforementioned integrated white goods, window blinds and light fittings. The EV charge point on the driveway is available to be included by separate negotiation.

## Garden and Garage

A particular feature of this home is the superb, large, west-facing garden, perfect for capturing the afternoon and evening sun and offering the ideal setting for al fresco dining. The garden is fully enclosed, offering a secure space for children or pets to play and has a large lawn, generous patio and well-stocked raised beds. The garden is bordered by beautiful mature trees offering a tranquil backdrop and a high degree of privacy. A generous side-return area offers useful storage space with timber shed. The front garden sets the house back from the street and has a lawn area with a beautiful mature Acer and a paved and chipped driveway offering ample off-street parking and an EV charging point (available by separate negotiation). The driveway has a gate to the garden and leads to the single garage, with up and over door, power, light and pedestrian door to the garden.

## Viewing

Open viewing on Sunday 12-2pm or by appointment, please contact Neilsons on 0131 625 2222







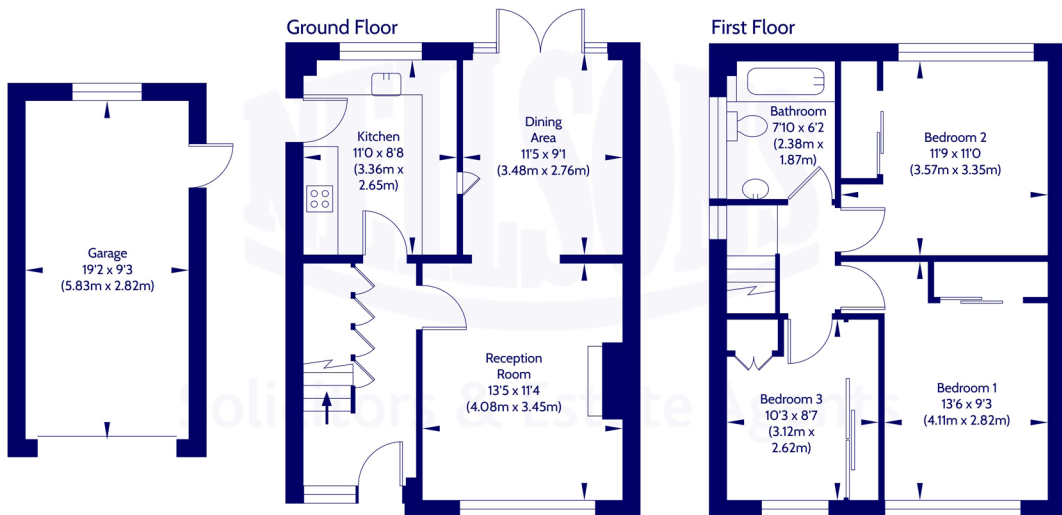
## Location

The established and highly desirable Clerwood area of Corstorphine is a peaceful residential enclave, particularly popular with families due to its proximity to respected schools, excellent transport connections, and a wide range of local amenities. With no through-traffic and an attractive network of paths and green spaces, the area provides a safe and welcoming environment. Frequent local bus services offer convenient access to the city centre and surrounding areas, while the city bypass, central motorway network, and Edinburgh International Airport are all easily reached by car. Recreational opportunities are plentiful, with the scenic Corstorphine Hill Local Nature Reserve just a short walk away, offering tranquil woodland walks and panoramic views across the city. Additional leisure facilities, including David Lloyd and Drum Brae Leisure Centres, are also close at hand. Corstorphine itself hosts a variety of shops and everyday services, including Tesco Extra and Lidl, while The Gyle Shopping Centre, just a short drive away, features a large Marks & Spencer and a range of well-known high street retailers.





Approx. Gross Internal Floor Area 83.38 Sq M / 898 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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