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Offers Over

£200,000

35 Clermiston Avenue

Clermiston | Edinburgh | EH4 7PF

Generously proportioned two-bedroom end-terraced villa pleasantly positioned within the ever-popular residential district of Clermiston. With sizeable private gardens to the front, side and rear, and situated close to a wide range of excellent local amenities and convenient commuting links, the property is sure to appeal to first-time buyers, young couples, small families, and investors alike.

-  2 bedrooms
-  1 public
-  1 bathroom
-  Private Gardens
-  On-street Parking
-  EPC Band - F
-  Council Tax Band - D



Description

The accommodation comprises a welcoming entrance hallway with a handy understairs storage cupboard, leading to a bright and spacious lounge/diner with twin rear-facing windows, a feature gas fireplace, and ample room for both lounge and dining furniture. The fully fitted kitchen is complete with a range of integrated white goods, white units, contrasting dark worktops, and tiling in splash areas for easy upkeep. Upstairs, a generous principal double bedroom enjoys a front aspect with twin windows and plenty of space for freestanding furniture. The second bedroom is also a good-sized double with a peaceful rear outlook and flexible space for different configurations. The shower room is finished with wall panelling, a corner cubicle, and modern fittings.

Further benefits include electric heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and extractor hood, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Externally, the property boasts excellent outdoor space. A generous front and side garden is mainly laid to lawn with hedge borders and a mix of mature plants. The south-facing rear garden is designed for easy upkeep, mature planting, and a patio area ideal for outdoor dining and relaxation. On-street parking is readily available to the front and surrounding area for both residents and visitors.

Viewing

By appointment through Neilsons 0131 625 2222.





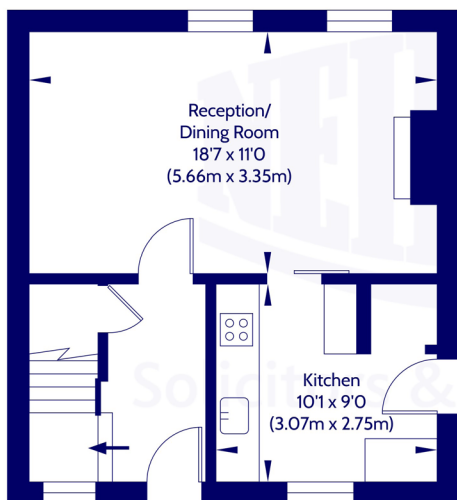
Location

The property is situated within the sought after Clermiston area of Edinburgh, lying to the west of the City Centre. The area is well served with local shops & amenities with further shops and a Tesco Extra superstore available in neighbouring Corstorphine. The Gyle Shopping Centre is a short drive away and offers a variety of high street shops. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses which are all within easy reach together with Drum Brae and David Lloyd Leisure Centres, along with Drumbrae Library Hub. Fantastic schooling at both primary and senior level is only a short distance away. The location is ideal for access to The City of Edinburgh Bypass linking the east and west, Scotland's motorway network (M8, M9, M90 and Queensferry crossing) and Edinburgh International Airport.

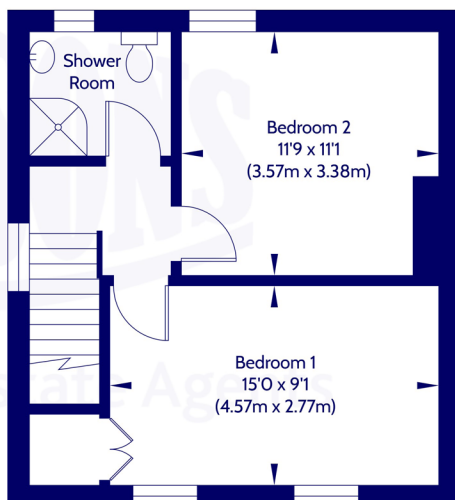


Approx. Gross Internal Floor Area 71.1 Sq M / 766 Sq Ft.

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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