



Solicitors & Estate Agents



Fixed Price

£330,000

20 Clerwood Terrace

Corstorphine | Edinburgh | EH12 8PG

A fantastic opportunity has arisen to purchase this impressive, semi-detached villa with extensive private gardens, driveway and garage situated in the popular residential area of Corstorphine, close to excellent transport links, local amenities and highly regarded schooling.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom & WC
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The accommodation would undoubtedly appeal to families and in brief comprises; welcoming hallway with under stair storage, light and spacious reception room with electric fireplace, well proportioned dining room, fitted kitchen with appliances and door accessing rear garden and useful downstairs WC. Finally, the upstairs accommodation comprises; spacious upper landing, two well proportioned double bedrooms, 3rd bedroom single with access to floored attic and family bathroom with three-piece suite and electric shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, integrated microwave, fridge/freezer, washing machine and dishwasher.

Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of patio and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with driveway providing off-street parking leading to the garage with up and over door.

Viewing

By appointment through Neilsons 0131 625 2222.





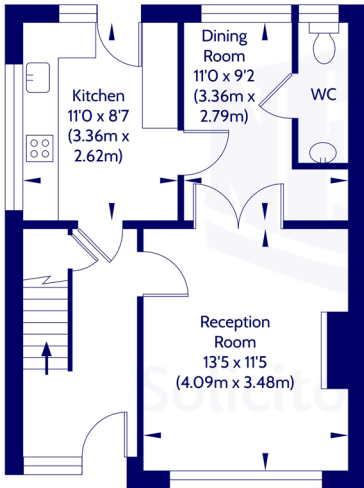
Location

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.

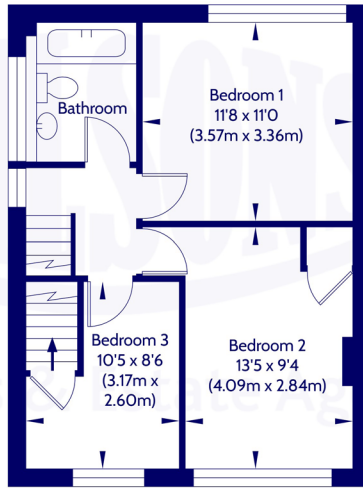




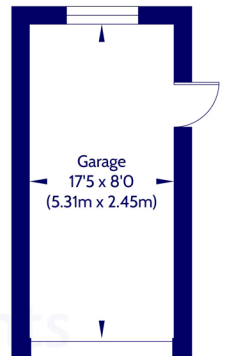
Approx. Gross Internal Floor Area 82.7 Sq M / 890 Sq Ft.



Ground Floor



First Floor



Ground 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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