



Solicitors & Estate Agents



Offers Over

£425,000

10 Clerwood Row

Corstorphine | Edinburgh | EH12 8PU

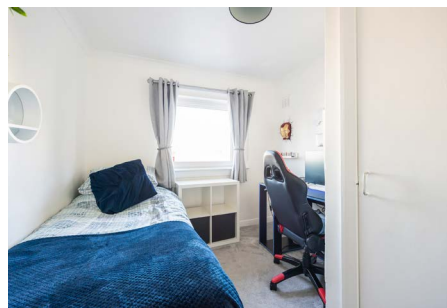
A superb extended semi-detached house offering ideal family accommodation in a much sought after location, close to excellent schools and amenities and benefitting from flexible accommodation including a garden room/ studio positioned within the landscaped south-facing garden.

-  4 Bedrooms
-  1 Reception room
-  2 Bathrooms
-  Private south facing garden
-  Driveway
-  EPC rating – C
-  Council tax band- E



Description

Presented for sale in excellent condition throughout, this delightful home offers bright and attractive accommodation ideal for both family life and entertaining. The front door opens to a wide and welcoming hallway with useful built-in storage under the stairs. To the front, the reception room provides a peaceful retreat to relax and unwind after a busy day. The sociable heart of the home is undoubtedly the stunning open plan kitchen/dining/family room, positioned to the rear overlooking the landscaped garden. The kitchen area features a vaulted ceiling with Velux skylights flooding the space in natural light and recently refitted with an excellent range of shaker style wall and base units with integrated dishwasher, a range cooker and cooker hood and peninsula unit with breakfasting bar seamlessly connecting to the dining area and family room. A separate utility room has space for a washing machine and tumble drier, wall mounted combi boiler and door to the garden. The fourth bedroom is on ground floor and is a flexible space with velux windows, which could be used as a double bedroom, snug, home office or formal dining room if desired. A stylish modern shower room with white suite, dual head drench shower and vanity storage completes the ground floor accommodation. Stairs from the hallway lead to the upper landing with hatch and Ramsay ladder to part floored loft storage space. There are two generous double bedrooms and single bedroom to the first floor and a smart family bathroom with shower bath, dual head shower and vanity storage. Benefits include gas central heating and full double glazing.



Extras

The integrated dishwasher and the range cooker are to be included in the sale along with all light fittings and curtain poles.

Garden Room, Garden and Driveway

A particular benefit of this property is the superb garden room which offers a wide range of uses, ideal as a home office, games room, gym or studio. The garden room is fully insulated with power and electric heating/aircon. In addition, there is a superb workshop/lock-up which also has power and light and provides ample storage for bikes, garden equipment and furniture. The remainder of the sunny, south-facing garden has been attractively landscaped for ease of maintenance with artificial lawn and patio areas and raised beds and offers the ideal spot for al fresco dining during the warmer months. To the front, a generous monoblocked driveway provides off street parking for two vehicles, further unrestricted on street parking is also available.

Viewing

By appointment through Neilsons (0131 625 2222).





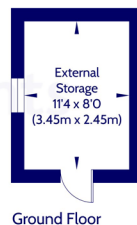
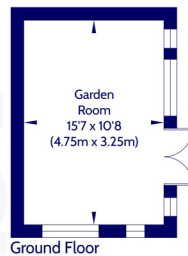
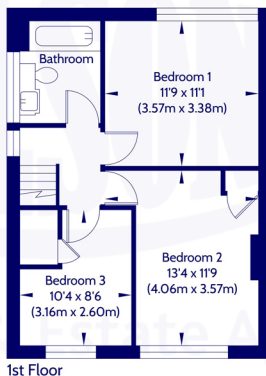
Location

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 123 Sq M / 1318 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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