





*Not To Be Missed Is This Brilliant Family Home In Sought After Location, Book Your Viewing Today!*

Lauren Beresford and RE/MAX Property are pleased to market this property comprising of: Entrance Hallway, Lounge/Dining, Kitchen, Family Room, Upper Landing, Four Double Bedrooms, Dressing Room, Ensuite and Shower Room. This property also benefits from gas central heating, double glazing, multi-car driveway and seperate Garage.

Council Tax band: F

Tenure: Freehold

No Factor Fees

Clerwood Grove is a quiet street situated in the popular area of Corstorphine, to the west of Edinburgh city centre.

Corstorphine is a well-regarded, established residential area with a historic village centre. The area is sought-after by families being ideally placed for schooling, transport in and out of the city and with excellent local shopping and recreational facilities. There is a range of local and speciality shops at nearby St. John's Road, whilst a 24-hour Tesco superstore and the nearby retail parks at Hermiston Gait, Craigleith and The Gyle shopping centres offer a more extensive range of high street names.

There are a number of family-friendly parks within the area and the woodlands of Corstorphine Hill are on the doorstep. Leisure facilities include the Juvenate gym at the Leonardo Hotel and the David Lloyd Health Club, whilst there are a choice of excellent golf courses including Murrayfield, The Royal Burgess and Bruntsfield Links. Edinburgh Zoo is also situated close by.

There are excellent transport links to and from the city. There is an excellent bus service from the end of the street and the city centre, Edinburgh International Airport and Central Scotland motorway network are all within easy reach.

**Entrance Hall** 6' 3" x 3' 8" (1.91m x 1.11m)

The Hallway is bright and spacious, with UPVC door with window and two windows adjacent to front. There is access to the Lounge, Kitchen, family room, downstairs WC, and staircase to the upper level. The Hallway has one central light fitting, wallpapered walls, one radiator and laminate flooring. The Hall also has a large storage cupboard with a ceiling light, cream painted walls and laminate flooring.

**Lounge** 43' 2" x 13' 4" (13.15m x 4.06m)

Fantastic Lounge area with a Dining area or family space to the rear. Both spaces have two ceiling lights, two wall lights and two radiators. There are two windows to front, opening patio doors to rear, carpet flooring and a central fireplace.

**Kitchen** 16' 4" x 12' 2" (4.97m x 3.72m)

Walk-through Kitchen leading onto the family room. The Kitchen comprises of: Fitted wall and base units, downlights, worktops, stainless steel sink with drainer and mixer tap, 4 ring gas hob, built in extractor hood, oven and grill, and space for white goods. Around the room there is: green painted walls and white tile splashback, window to rear and glass door to rear, one radiator and wooden flooring.

**Family Room** 20' 7" x 6' 3" (6.28m x 1.91m)

This space can be used as a family room or an office space. There is spotlighting, painted walls, windows to the side and rear, two radiators and wooden flooring.

**WC** 6' 5" x 3' 8" (1.96m x 1.11m)

WC comprising of: spotlighting, extractor fan, wallpapered walls, side facing window, close coupled toilet, wall hung sink with cupboard underneath, chrome towel radiator and laminate flooring.



**Upper Landing** 11' 8" x 6' 4" (3.56m x 1.94m)

Hallway giving access to four double Bedrooms, Bathroom and attic. There is wallpapered walls, one central light fitting and carpet flooring.

**Bedroom 1** 14' 4" x 11' 6" (4.37m x 3.51m)

Double Bedroom with one central light fitting, blue painted walls, front facing window, one radiator and grey carpet.

**Bedroom 2** 11' 9" x 11' 1" (3.57m x 3.39m)

Double Bedroom with one central light fitting, a rear facing window, three white painted walls and one grey papered wall, one radiator and carpet flooring.

**Ensuite** 6' 11" x 6' 5" (2.12m x 1.95m)

En-suite comprising of: built-in white gloss vanity with back to wall toilet and inbuilt sink and bath with electric shower over. There are downlights, extractor fan, white tiled walls with decorative tiles, white towel radiator, and tiled flooring.

**Bedroom 3** 13' 7" x 9' 1" (4.15m x 2.78m)

Double Bedroom with ceiling light, front facing window, white painted walls, one radiator and grey carpet.

**Bedroom 4** 12' 11" x 9' 8" (3.94m x 2.94m)

Double Bedroom with ceiling light, rear facing window, white painted walls, one radiator and cream carpet.

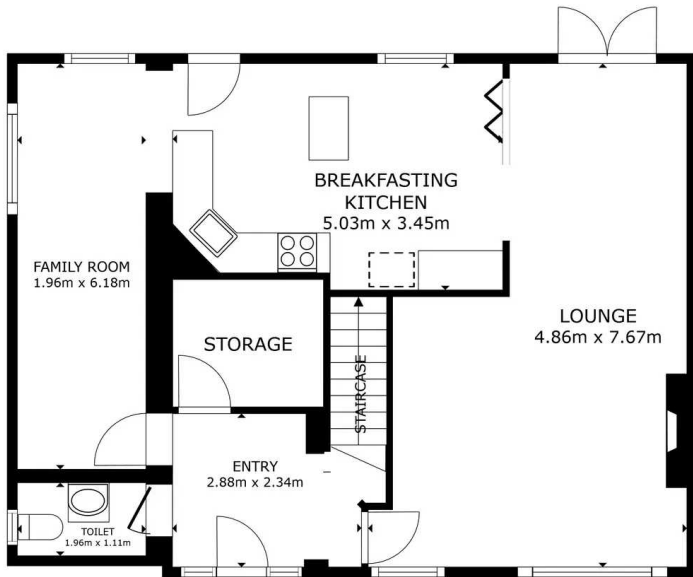
**Dressing Room** 10' 3" x 8' 8" (3.13m x 2.64m)

Room of hanging and shelving space, built in over stair storage, ceiling light, cream painted walls, extractor fan, one radiator and carpet.

**Shower Room** 8' 2" x 6' 11" (2.49m x 2.11m)

Shower Room comprising of: large corner shower enclosure with mains shower, wall hung sink and close couple toilet. There is wet wall panelling at the shower, painted walls around the room, downlights, extractor fan, window to rear, chrome towel rail and vinyl flooring.

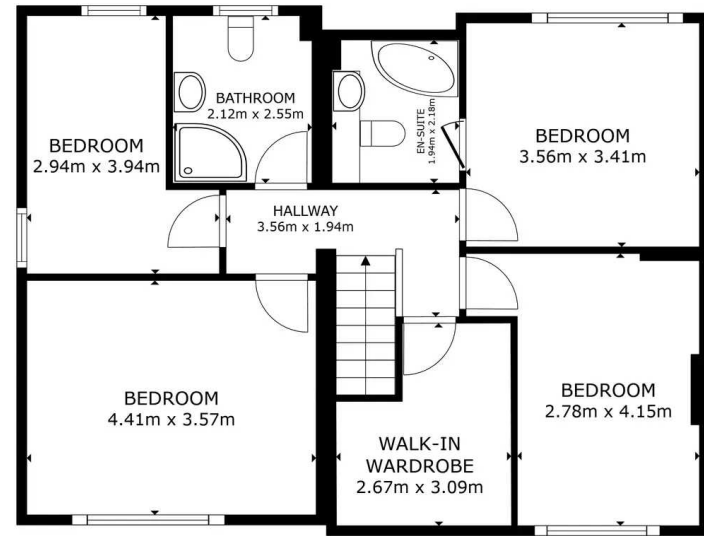




FLOOR 1



GROSS INTERNAL AREA  
 FLOOR 1 77.9 sq.m. FLOOR 2 77.7 sq.m.  
 TOTAL: 155.5 sq.m.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1 77.9 sq.m. FLOOR 2 77.7 sq.m.  
 TOTAL: 155.5 sq.m.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## RE/MAX Property

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.