



RALPH SAYER
SOLICITORS & ESTATE AGENTS

43 Clermiston Crescent

Clermiston, Edinburgh EH4 7DF

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Nestled on Clermiston Hill, in a popular residential neighborhood, this charming end-of-terrace villa offers a delightful blend of tasteful contemporary interiors and tranquil outdoor space, ideal for those eager to escape the bustle of the city. Set back from the street behind a neatly laid monobloc driveway, the property boasts generous garden areas; to the front, side and rear, complete with a fantastic summer house/bar – perfect for entertaining.

Step inside to a welcoming hall that flows seamlessly into a sun-drenched, south-facing living room. Beautifully presented with contemporary décor and a striking feature fireplace, this space is ideal for relaxation. A second glazed door leads to the stylish kitchen, featuring a cosy dining area and ample storage, supplemented a handy understair cupboard. Upstairs, discovered three bedrooms, with the master bedroom offering a tranquil retreat overlooking the rear garden and featuring a convenient built-in cupboard. The ultra-modern bathroom is a true oasis, featuring stunning ceramic tiles and an over-bath shower with a glass screen. Completing this wonderful home is a partially floored attic space, easily accessible via a Ramsay ladder, offering additional storage solutions.

Property Summary

- A tranquil location on Clermiston Hill
- End-of-Terrace villa
- Beautifully presented, south facing living room
- Generous modern kitchen, with dining area
- Three bedrooms
- Ultra-modern three-piece bathroom
- Partially floored attic
- Gas central heating & double glazing
- Front garden (monobloc drive), side garden & long rear garden
- Summer house/Bar with integral store (fully insulated with electric)
- EPC Rating - C | Council Tax Band - D

Home Report Value - £320,000







Tasteful, modern
interiors & fabulous
outdoor entertaining
spaces







The property has a front garden, which is monobloc, to provide desirable off-street parking.

The side garden is south & west facing, enclosed by high hedge. Mostly laid to lawn, with paved patio seating area. The long rear garden, is split-level, with easy maintenance artificial grass in centre and summer house/bar at end, with decked area. (The summer house is insulated and has electric)

This villa is a must-see for those seeking a comfortable and stylish home with great green spaces on your doorstep, particularly great walks/runs on Clermiston Hill.

Extras: all fitted floor coverings, light fittings, blinds and summer house, are included in the sale.



VIEW OVER TO FIFE FROM FIRST FLOOR



GARDEN



Clermiston

Clermiston is a popular residential area some three miles west of Edinburgh city centre and neighbours Corstorphine. Clermiston Crescent is situated to the northside, close to Queensferry Road and the well regarded Royal High School.

Good local shopping facilities can be found at nearby Davidson Mains including a Tesco supermarket, post office, bank, chemist and newsagents, as well as Barnton. Recreation facilities include a local leisure centre with swimming pool together with a popular tennis club and two prestigious golf clubs at nearby Barnton.

Corstorphine Hill and Cramond offer pleasant walks. Regular bus services run to the city centre and to the west with links to Edinburgh International Airport, Edinburgh City Bypass and all major motorway networks are all close at hand.

VIEWS SOUTH FROM CORSTORPHINE HILL



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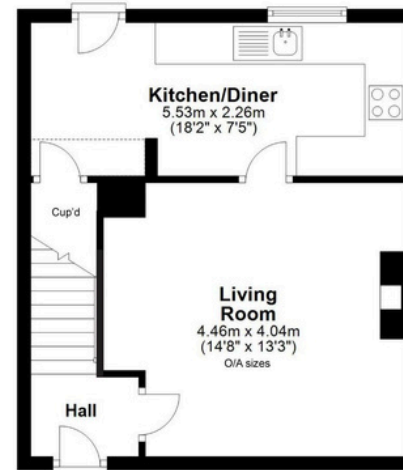
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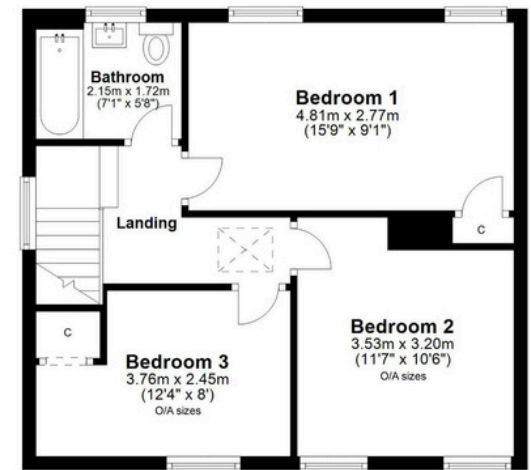
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Total Area: approx.
80.5 sq.metres (866.8 sq. feet)
(Not Including Garden Room)

Floorplan for layout purposes only. Not to scale



Ground Floor
Approx. 35.4 sq. metres (380.9 sq. feet)



First Floor
Approx. 45.1 sq. metres (486.0 sq. feet)



SIDE GARDEN



SUMMER HOUSE/BAR