



99 Clermiston Crescent, Edinburgh, EH4 7BW

Description

Bright and spacious two bedroom end terraced house with private front and rear gardens. The property benefits from gas central heating and double glazing. With its elevated position, it has pleasant views and the back garden gets plenty of natural light. The property has scope to be extended given the generous plot and the space to the side and rear.

The accommodation comprises:

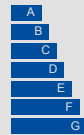
- Entrance hall with staircase with storage cupboard beneath
- Generous living room with gas fire with marble hearth and wooden surround, storage cupboard housing the Worcester combi boiler
- Well-equipped fitted kitchen with a range of gloss white units with laminate worktops with inset stainless steel sink and appliances including electric ceramic hob, electric fan oven, washer dryer, fridge freezer and microwave; further pantry style cupboard
- Upstairs landing with hatch to the loft
- Two good sized double bedrooms
- Shower room fitted with a wash basin with vanity unit, WC and large shower enclosure with electric shower



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

WWW.DMDLAW.CO.UK



EPC RATING
D



LOOKING FOR MORE INFORMATION
ABOUT SELLING YOUR PROPERTY?

We offer free market appraisals on request



Outside & Gardens

The rear garden is tiered with two paved patio areas and a large area of lawn. There is side access for taking out the bins. It also has an external storage cupboard. The front garden is mostly laid to lawn and could be altered to add off street parking.

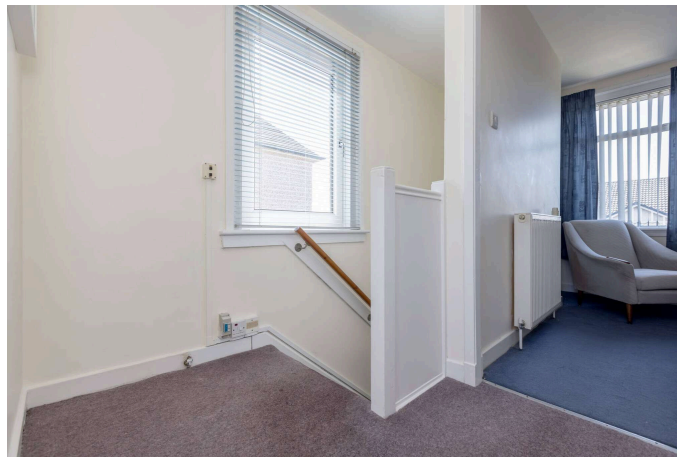
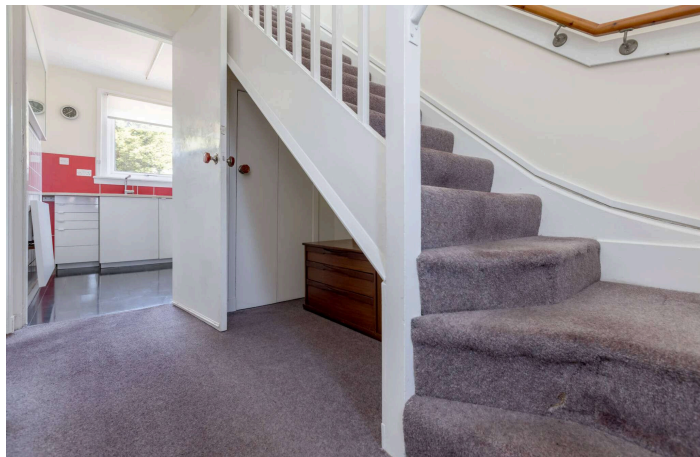
Location

The property is situated within the popular residential area of Clermiston which lies on the north side of Corstorphine and to the south east of Barnton. Local shopping facilities can be found nearby including a Scotmid / Co-op supermarket at the Drum Brae Hub with a more extensive range of shops, banks, restaurants and other facilities at St John's Road, Corstorphine. There is a 24 hour Tesco at Meadow Place Road and new Lidl supermarket off Gylemuir Road and the Gyle Centre is also close by providing a selection of high street stores including Morrison's Supermarket and Marks & Spencer. Local schooling can be found within walking distance from nursery to secondary level. Recreational facilities in the area include Drum Brae Leisure Centre, Drum Brae Library hub and the David Lloyd Centre. There are also pleasant walks available on Corstorphine Hill. The property is ideally placed for the commuter with the Forth Road Bridge, Edinburgh City Bypass and the Central Motorway Network all within a short drive. The bus terminus is nearby and there are many different routes available from there.

Extras

The fixed floor coverings, blinds, curtains and kitchen appliances are included in the sale.

Council tax - Band D



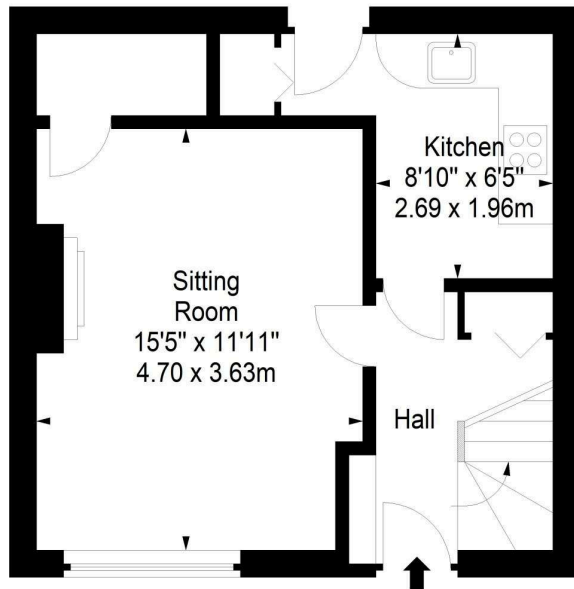
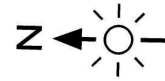




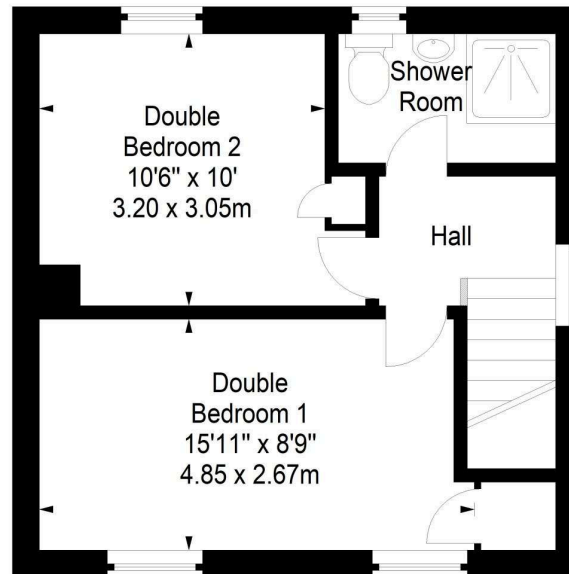
Clermiston Crescent, EH4 7BW



Approx. Gross Internal Area
724 Sq Ft - 67.26 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor



DMD SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035
E: property@dmdpartnership.co.uk
T: 0131 316 4666

www.dmdlaw.co.uk

PrimeLocation.com

espc

zoopla

rightmove