



39 Clermiston Place, Edinburgh, EH4 7DR

Description

This bright and generously proportioned two-bedroom terraced home features well-maintained interiors and private front and rear gardens. Benefiting from gas central heating and double glazing throughout, the property offers both comfort and excellent potential for further enhancement.

The accommodation comprises:

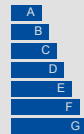
- Entrance hall with staircase
- Sitting / dining room with gas fire with wooden surround
- Fitted kitchen with a range of wall and base mounted units with laminate worktops with inset stainless steel sink and appliances including gas hob with extractor hood, electric fan oven and washing machine
- Separate utility area / rear porch
- Upstairs landing with hatch to the loft
- Two good sized double bedrooms
- Partially tiled family bathroom fitted with a three-piece suite, comprising bath, wash basin and WC



VIEWING DETAILS

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

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EPC RATING
D



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Outside & Gardens

The front and rear gardens are well-tended and beautifully landscaped and planted with a variety of mature shrubs. There is unrestricted parking available on street.

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 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.

Extras

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

Council tax

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



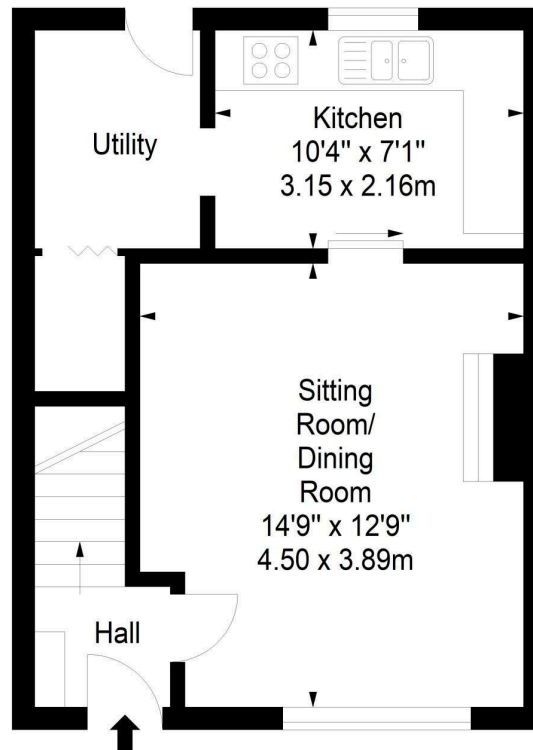
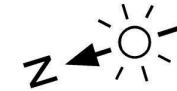




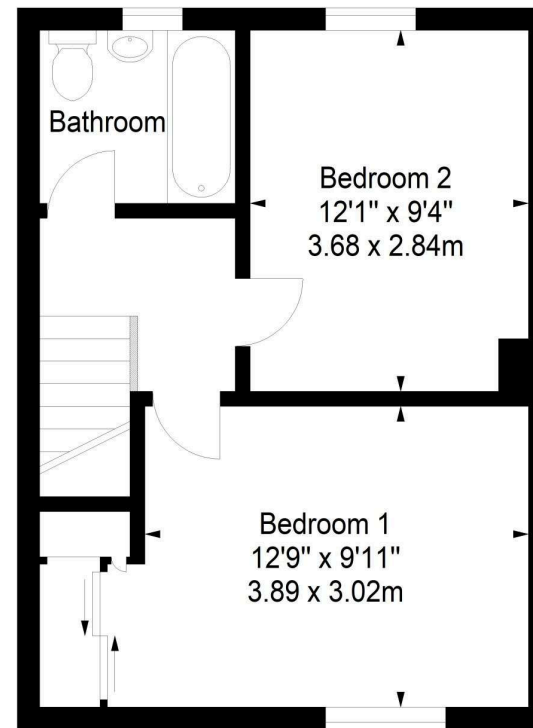
Clermiston Place,
Edinburgh,
Midlothian, EH4 7DR



Approx. Gross Internal Area
732 Sq Ft - 68.00 Sq M
For identification only. Not to scale.
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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

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