

campbell
smith

14 Clerwood Grove,
Edinburgh,
EH12 8PN



- Generous detached villa offering great potential
- Ideal family accommodation
- Sitting room
- Dining room
- Kitchen
- 3 good sized bedrooms with en suite potential, subject to obtaining the necessary permission
- Shower room
- Excellent storage
- Large loft with ladder access
- GCH/DG
- Gardens front and rear
- Garage with long driveway

Offers Over : £370,000









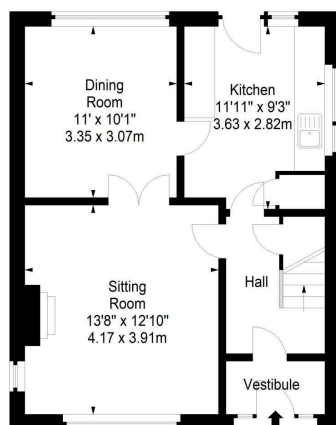
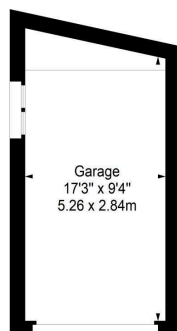




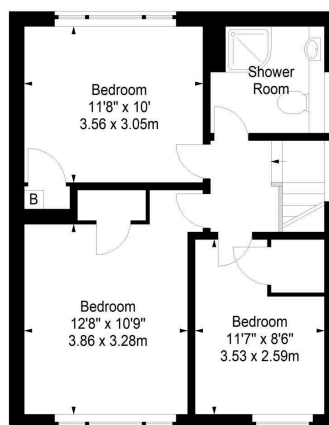
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Approx. Gross Internal Area
1009 Sq Ft - 93.74 Sq M
Garage
Approx. Gross Internal Area
169 Sq Ft - 15.70 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor



Extras

The fitted carpets, blinds, curtains & white goods in the kitchen are included. No warranty is given regarding the services, systems or any appliances



Buses

Clermiston Road - 26



Shops

St John's Road, Corstorphine inc Tesco & Lidl, Gyle Shopping Centre



Schools

Fox Covert ND PS, St Andrew's Fox Covert RC PS, Craigmount HS, St Augustine's RC HS



Parking

Long driveway and single garage



Council Tax Band - F



EPC - C



Factor

None



Viewing

Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

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