



Offers Over

£260,000

13 Clermiston Medway

Clermiston | Edinburgh | EH4 7DD

A rare opportunity has arisen to acquire this deceptively spacious two-bedroom semi-detached villa, quietly positioned within the highly sought-after residential area of Clermiston. Offering well-proportioned and flexible accommodation throughout, together with generous gardens to the front, side and rear. Conveniently located close to a wide range of local amenities, reputable schooling and excellent transport links, this attractive home is ideally suited to first-time buyers, professionals and young families alike.

 2 Bedrooms

 2 Public Rooms

 1 Bathroom

 Driveway

 Front, Side and Rear Gardens

 EPC Rating – B

 Council Tax Band - D



Description

The accommodation, presented in true move-in condition, briefly comprises a welcoming entrance hallway with a useful understairs storage cupboard, and a bright, south-facing reception room flooded with natural light. The fitted kitchen is well equipped with a range of base and wall-mounted units together with a selection of integrated and freestanding appliances. To the rear, a generously proportioned open-plan dining room provides an excellent space for family meals and entertaining, with direct access to the rear garden. The upper level accommodates two well-proportioned double bedrooms and an exceptionally spacious bathroom, fitted with a modern suite and benefiting from a separate shower enclosure. Further benefits include gas central heating, double glazing throughout, and a floored attic providing excellent additional storage space.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, fridge, freezer and washing machine. The wardrobe in the main bedroom will also be included in the sale.

Gardens & Driveway

A particular feature of this property is the beautifully maintained, fully enclosed garden grounds. The front garden is mainly laid to lawn, while a patio pathway to the side leads to the rear garden, which is laid to a combination of patio and lawn and includes a garden shed. The outdoor space is ideal for children, entertaining and al fresco dining. A substantial driveway to the front provides off-street parking for multiple vehicles.

Viewing

By appointment through Neilsons (0131 625 2222).





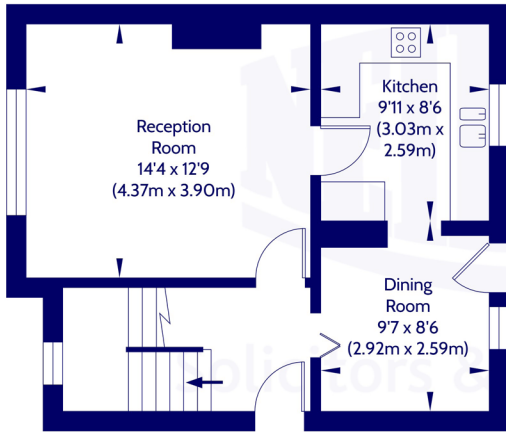
Location

Clermiston provides local convenience shopping, with the Gyle Shopping Centre and Hermiston Gait only a short drive away offering a range of major retail outlets and services. Neighbouring Corstorphine offers a Tesco Extra and Lidl Supermarket along with a wide range of independent shops and services, cafes, restaurants & take-aways. Schools catering for all age groups are easily accessible and a frequent public transport service operates close by offering swift access to Edinburgh City Centre and the surrounding areas. Leisure and recreational opportunities in the area include the Drumbrae and David Lloyd Leisure Centres, Corstorphine Hill Nature Reserve, local golf courses, tennis club and the Drumbrae Library and Community Hub. The area is ideal for commuters as links to the City Bypass, M8/M9, the Queensferry Crossing and Edinburgh International Airport are all close at hand.





Approx. Gross Internal Floor Area 82 Sq M / 887 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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