



68 Clerwood Park, Edinburgh, EH12 8PR

A beautifully extended four-bedroom semi-detached villa, offering exceptionally spacious and versatile family accommodation, complemented by private gardens to the front and rear. The thoughtfully designed extension enhances the kitchen, creating an elegant and highly functional dining space, while a fully consented loft conversion provides a valuable additional double bedroom.

Positioned on an elevated plot, the property enjoys a high degree of privacy and is not overlooked to the front, with attractive open aspects to both the front and rear. Further benefits include gas central heating via a modern combi boiler and full double glazing throughout.

The accommodation comprises:

- Welcoming entrance hall with a carpeted staircase and a useful under-stair cupboard housing the combi boiler.
- A refined living room with a bright westerly aspect, centred around a decorative fireplace with marble hearth and surround.
- Formal dining room overlooking the rear garden, ideal for entertaining.
- Well-appointed breakfasting kitchen, fitted with a stylish range of beech-effect units and coordinated worktops. These are complemented by integrated appliances including a gas hob with extractor hood, electric double oven, microwave, dishwasher, washing machine and fridge freezer.



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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- A rear porch providing access to a contemporary ground floor WC, complete with wash hand basin and heated towel rail.
- Family bathroom featuring fitted furniture with inset wash basin, WC, and spa bath with mains pressure shower.
- A generously proportioned rear-facing double bedroom with built-in wardrobes.
- A front-facing double bedroom with built-in wardrobes, enjoying a pleasant open westerly outlook.
- A fourth bedroom, currently utilised as a home office, offering flexible use.
- A landing with staircase leading to the upper level.
- An impressive third double bedroom on the second floor, enhanced by Velux windows and useful eaves storage.

Exterior

The rear garden is predominantly laid to lawn, complemented by a paved patio area and well-stocked borders, creating an attractive outdoor setting. The front garden is similarly laid to lawn with established planting. In addition to the front and rear gardens, there is also easy access to nearby amenity greens. A single garage with up-and-over door, power, and lighting provides excellent additional storage. There is ample space for parking on a hard standing adjacent to the garage.

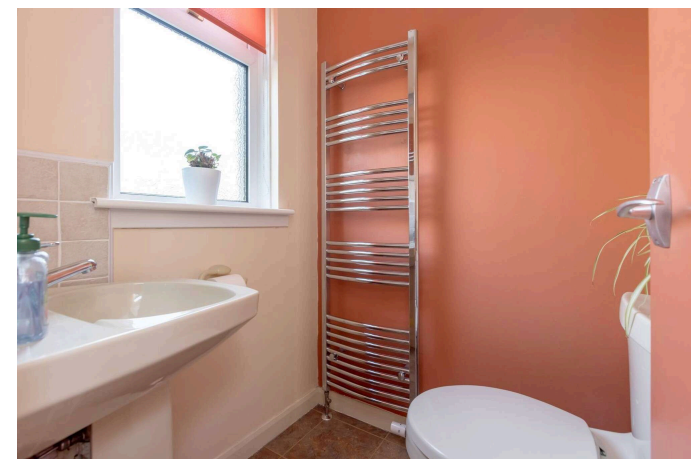
Location

Situated within the highly regarded residential area of Corstorphine, approximately three miles west of Edinburgh city centre, the property enjoys excellent local amenities. The paths and woodland of Corstorphine Hill are just a short walk away. A variety of shops, cafés, and banking facilities are available nearby on St John's Road, while larger retail options include Tesco and The Gyle Shopping Centre, both within easy reach. Leisure facilities are plentiful, with nearby options including Drumbrae Leisure Centre, David Lloyd, and the prestigious Turnhouse and Royal Burgess Golf Clubs. The property is ideally placed for access to major transport links, Edinburgh Airport, and offers regular bus services to the city centre within a short walk. It lies within the catchment for well-regarded primary schools (a short walk away) and secondary schools.

Extras

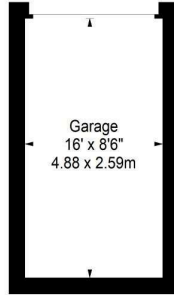
The blinds, some curtains, fixed floor coverings, light fittings, and kitchen appliances are included in the sale. The fireplace in the sitting room has been disconnected. No warranty is given in respect of the fireplace.

Council tax - Band F









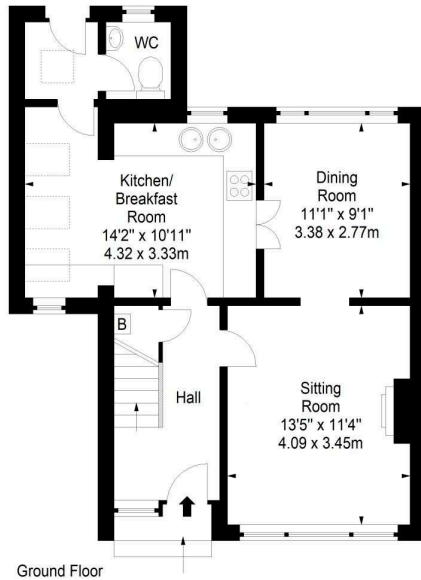
**Clerwood Park,
Edinburgh,
Midlothian, EH12 8PR**



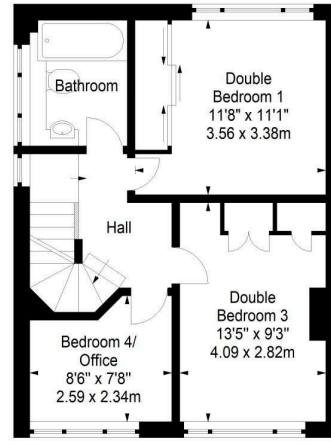
Approx. Gross Internal Area
1219 Sq Ft - 113.25 Sq M

Garage
Approx. Gross Internal Area
136 Sq Ft - 12.63 Sq M

For identification only. Not to scale.
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Ground Floor



First Floor



Second Floor

DMD SOLICITORS &
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Offers can be submitted in writing, fax or email:

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