



Solicitors & Estate Agents



Offers Over

£250,000

10 Clermiston Green

Clermiston | Edinburgh | EH4 7PD

A well-proportioned mid terraced villa, located on a peaceful leafy street and enjoying a popular high amenity/well connected location in Edinburgh's popular Clermiston area.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  On-street parking
-  Front and rear garden
-  EPC rating – D
-  Council tax band- D

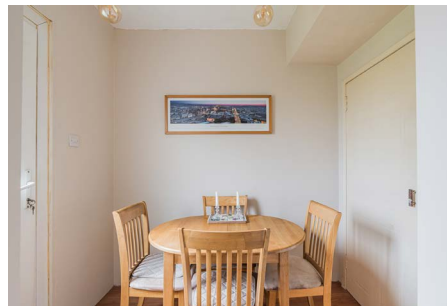


Description

The property occupies generous, beautifully maintained garden grounds and offers flexible accommodation, ideally suited to a growing family or professional couple looking for a home with space to grow. A much-loved family home for years, the house would now benefit from a moderate degree of updating in places and offers an excellent opportunity to create a home tailored to the needs and tastes of its new owners.

The accommodation briefly comprises an entrance hall with stair to the upper level, a comfortable southeast facing reception with a pleasant open aspect, laminate flooring and focal fireplace, a well-equipped kitchen which has been fitted with a variety of modern base and wall units, complete with coordinated worktops and a range of built-in appliances. Off the kitchen you have a useful dining space, which could also work well as a home office and provides access to the back garden.

On the upper level there is a generous principal bedroom which has a pleasant open aspect, a second double bedroom, a good-sized single bedroom and the family bathroom with contemporary three-piece white suite, stylish wet wall panelling, splash screen and over-bath shower.



Extras

All curtain poles, fixtures, floor coverings and integrated appliances will be included.

Gardens and Parking

To the front of the house is a beautiful private garden packed with a vibrant assortment of flowering bushes, shrubs, lawn and mature hedgerow borders. The garden enjoys a sunny southeast facing aspect over the adjacent parkland, giving the space a nice open feel. To the rear is a substantial fully enclosed lawned garden, with paved seating area and drying facilities. The garden is bordered by hedgerow and offers a safe pace for children to play and all the family to enjoy. Unrestricted on-street parking is available close at hand.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

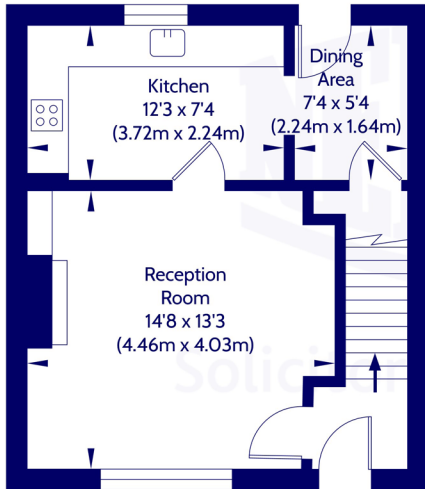
Clermiston provides local convenience shopping within easy walking distance of this property with the Gyle Shopping Centre and Hermiston Gait only a short drive away providing a wide range of major retail outlets and services. Neighbouring Corstorphine offers a Tesco Extra and Lidl Supermarket along 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 the Edinburgh city centre and the surrounding areas. Leisure and recreational opportunities in the area abound and include the Drumrae and David Lloyd Leisure Centres, Corstorphine Hill Nature Reserve, local golf courses, tennis club and the Drumrae 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



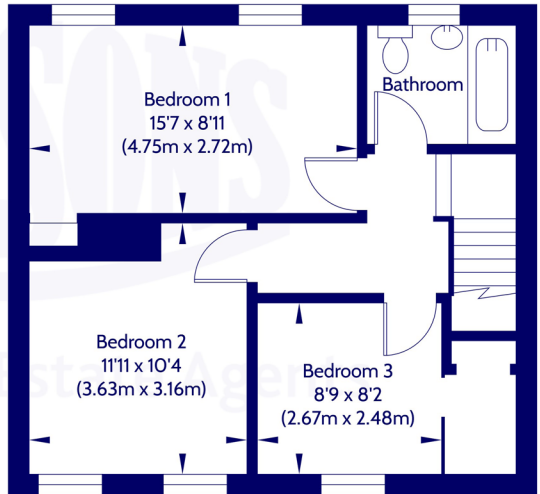


Approx. Gross Internal Floor Area 81 Sq M / 869 Sq Ft.

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

