



9 Clerwood Way
CORSTORPHINE | EDINBURGH | EH12 8QA

 **warners**
solicitors & estate agents



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Extremely appealing three bedroom semi-detached home with driveway, garage and particularly large rear garden, enjoying a tranquil cul-de-sac setting and forming part of a well-respected modern development. This property offers spacious, comfortable and well-planned accommodation and represents an excellent family home of undoubted appeal. The living room has a large picture window, a gas fire and leads to a well zoned dining area. The fully fitted kitchen currently comprises an electric hob, oven and fan, wine rack, dishwasher and fridge/freezer. Also downstairs is the conservatory which is accessed through the dining /living room and has patio doors leading out to the rear garden. Upstairs there are three bedrooms, all with built in storage and a floored attic. Completing the accommodation is the bathroom with a waterfall shower and a heated towel rail. Externally the property benefits from a front garden, garage and spacious driveway, as well as a particularly large rear landscaped garden with a patio, lawn and flower beds. This property would be an ideal purchase for a family or couple and is presented in move in condition and located in a very sought after area.

- Entrance Porch
- Conservatory with patio doors to the garden
- Dining/living room with double doors to the conservatory
- Fully fitted Kitchen
- Three well-proportioned bedrooms with built in storage
- Bathroom with Waterfall shower
- Floored attic room
- Gas central heating and double glazing
- Spacious front and rear gardens, driveway and garage

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras included in this sale will be all curtains, blinds and kitchen appliances, EPC: C: CT: E

The property is located in the highly regarded Corstorphine area of Edinburgh, which lies to the north of the City Centre. Corstorphine enjoys a close-knit community spirit, with a superb range of shopping outlets to be found in Corstorphine Village itself. Further shops can be found at the Gyle Complex, with Hermiston Gait just a little further afield. Leisurewise the choice is excellent and includes a choice of bars and restaurants, a health and sports club and a number of organisations to cater for both adults and children alike. Schooling is well represented from nursery to senior level, whilst for the professional sector the Edinburgh Business Park and Royal Bank of Scotland Headquarters at Gogar are closeby. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach. For those seeking alternative methods of transport South Gyle and Haymarket railway stations are both easily accessible, with Edinburgh Airport just a short drive away.



