



23 Clermiston View

Clermiston, EDINBURGH, EH4 7BU



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Well-presented 3-bedroom semi- detached home with private gardens in popular Clermiston

- Sitting/dining room
 - Kitchen
 - 3 bedrooms
 - Shower room with 3-piece suite
 - Partially floored attic
 - Bright & well proportioned
 - Excellent location close to amenities
 - Spacious family home
 - Front & rear gardens
 - Gas central heating & double glazing
- Offers Over:

£290,000



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Freehold

Further information can be found in the home report.

About the Property

A well-presented three-bedroom semi-detached house, peacefully situated in the popular Clermiston area of Edinburgh.

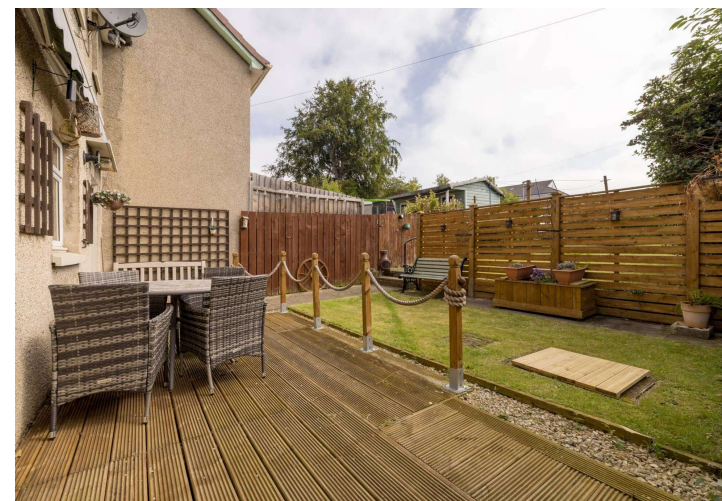
Offering bright, well-proportioned accommodation throughout, this attractive home is ideal for growing families, first-time buyers and those looking to move straight in.

The accommodation comprises a welcoming living room, a well-appointed kitchen with direct access to the rear garden, three generous bedrooms and a modern shower room.

Private front and rear gardens provide excellent outdoor space for relaxing, entertaining and family life.

Extras

To include all fitted floor coverings, carpets, curtains, curtain poles & blinds in addition to the white goods within the kitchen - oven, hob, washing machine, fridge & freezer.





📍 Location

The well-established residential district of Clermiston is situated to the west of the city centre. There are excellent local shops and amenities in the area and nearby Corstorphine provides a wide choice of facilities. The Gyle is a short drive away, offering a wide range of high street stores. Regular bus services run from the area to and from the city centre and Edinburgh International Airport, the City Bypass and central motorway network are within easy reach. Delightful walks over Corstorphine Hill, with panoramic views over Edinburgh, are just a few minutes walk away and Cramond Foreshore, with its variety of water sports, is nearby. Excellent schooling in both the state and private sectors is close to hand.





Floor Plan

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House - Approx. Gross Internal Area - 939 Sq Ft - 87.23 Sq M
Attic - Approx. Gross Internal Area - 223 Sq Ft - 20.72 Sq M
Stores & Shed - Approx. Gross Internal Area - 83 Sq Ft - 7.71 Sq M
For identification only. Not to scale. © SquareFoot 2026





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