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Offers Over

£365,000

2 Clerwood Gardens

Corstorphine | Edinburgh | EH12 8PT

A fantastic opportunity has arisen to acquire this impressive and generously proportioned extended end-terraced house, set within extensive private gardens and benefiting from a garage, in the highly sought-after Clerwood district. Ideally positioned for easy access to a wide range of excellent local amenities, transport links and schools, this appealing family home offers well-proportioned accommodation and would undoubtedly attract a broad range of buyers, particularly professionals and families.

-  4 Bedrooms
-  2 Public Rooms
-  1 Bathroom & WC
-  Garage
-  Front, Side and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - E



Description

The accommodation, in brief, comprises: a welcoming entrance hallway leading to a bright and airy reception room with a feature gas fireplace, a spacious dual aspect dining room with access via a porch to the rear garden, and a well-appointed fitted kitchen with a range of wall and base-mounted units.

On the first floor, there is a well-proportioned principal bedroom with mirrored fitted wardrobes, two further generously sized bedrooms—one benefiting from a fitted cupboard—and a contemporary shower room.

The converted attic provides an additional good-sized double bedroom with fitted cupboards, a WC and useful eaves storage.

Further benefits include gas central heating, with a new boiler installed in 2022, and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, dishwasher, washing machine and fridge/freezer.

Gardens & Garage

A particular highlight of this property is the superb, beautifully maintained gardens, which extend to the front, side and rear of the house. The front and side gardens are predominantly laid to lawn and complemented by a variety of mature shrubs, creating an attractive and well-established setting.

To the rear, the fully enclosed garden is mainly laid to patio, providing an excellent outdoor space for children to play and an ideal setting for al fresco dining, entertaining or simply relaxing in the open air.

A garage with an up-and-over door is situated to the rear, while ample on-street parking is available to the front and in the surrounding area. There is also potential to create a private driveway, subject to the necessary planning consents.

Viewing

By appointment through Neilsons (0131 625 2222).





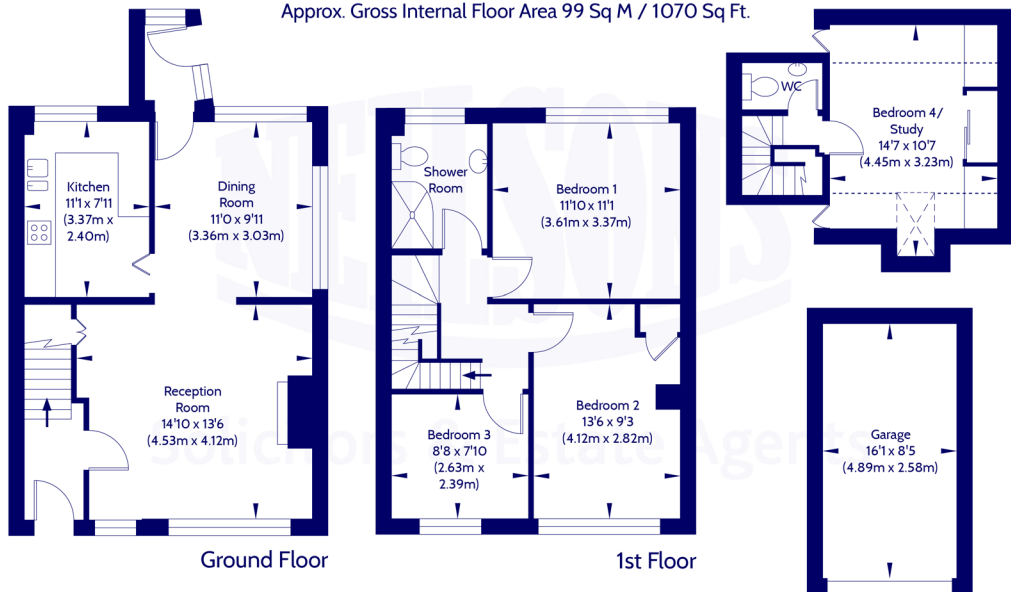
Location

The established and highly desirable Clerwood area of Corstorphine is a peaceful residential enclave, particularly popular with families due to its proximity to respected schools, excellent transport connections, and a wide range of local amenities. With no through-traffic and an attractive network of paths and green spaces, the area provides a safe and welcoming environment. Frequent local bus services offer convenient access to the city centre and surrounding areas, while the city bypass, central motorway network, and Edinburgh International Airport are all easily reached by car. Recreational opportunities are plentiful, with the scenic Corstorphine Hill Local Nature Reserve just a short walk away, offering tranquil woodland walks and panoramic views across the city. Additional leisure facilities, including David Lloyd and Drum Brae Leisure Centres, are also close at hand. Corstorphine itself hosts a variety of shops and everyday services, including Tesco Extra and Lidl, while The Gyle Shopping Centre, just a short drive away, features a large Marks & Spencer and a range of well-known high street retailers.





Approx. Gross Internal Floor Area 99 Sq M / 1070 Sq Ft.



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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