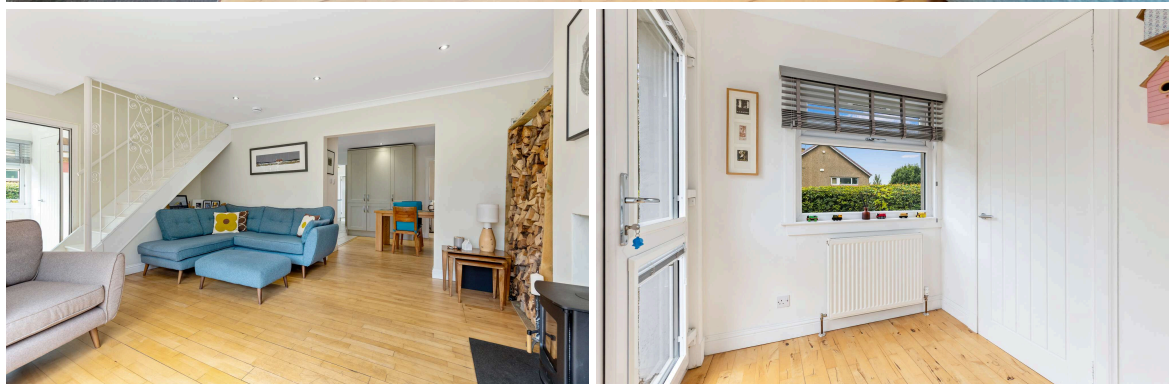




12 Clerwood Terrace
CORSTORPHINE | EDINBURGH | EH12 8PG


warners
solicitors & estate agents





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Looking for a stunning, true walk-in condition home beautifully finished off with stylish fittings and offering lots of space and flexibility for a family? Then this extended detached villa is well worth viewing to appreciate all it has to offer. Set on a large corner plot within well screened gardens, the property is very convenient for nearby schooling, the excellent choice of amenities to be found in Corstorphine and good transport links.

Ground floor living space

- Large, comfortable living room, ideal for relaxation, featuring a wood burning stove and solid wood flooring.
- Multi purpose rear facing room suitable as a principal double bedroom, family room or working from home, with patio doors accessing the garden.
- Contemporary style kitchen/dining room, fully equipped and ready to use, showcasing a range of sage green Shaker units, cream tiled splash-backs and contrasting worktop space
- Handy utility area lying off the kitchen, fitted out with modern units
- Fully tiled shower-room
- Entrance porch with cloak cupboard
- Inner hall with large storage facility

Upper floor living space

- Three double sized bedrooms, each with built-in storage
- Fully tiled bathroom with mixer shower

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





Features

- Gas central heating
- Double glazing
- Ladder access to part floored loft space

Outdoors

- Fully enclosed and very private rear/side garden grounds featuring a stretch of lawn, a choice of patio areas for outdoor relaxation and a wood store
- Charming, well screened front garden boasting mature stock, including apple trees, and a lovely pond
- Water tap and power socket to rear
- Driveway
- Single garage

Extras included in the sale are all curtains and blinds, fridge, cooker and washing machine.

Energy rating C. Council Tax Band F.



Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.





