

Jardine Phillips  
Solicitors • Estate Agents

CORSTORPHINE

1 CLERWOOD PLACE  
EH12 8PJ



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EPC RATING: E

OFFERS OVER £390,000

## PROPERTY DESCRIPTION

- Side entrance to hallway with large understairs cupboard
- Bright living room with feature fireplace with fuel effect gas fire and double doors leading to –
- Impressive, spacious open plan kitchen/dining room with wide range of fitted grey shaker style kitchen units, solid surface worktops & integrated appliances, a great island unit with breakfast bar and lots of space for dining & entertaining, with sliding patio doors to the rear garden
- Downstairs shower room with large walk-in electric shower, sink & wc
- Principal bedroom with fitted cupboard
- Two further bedrooms, one with fitted storage
- Modern bathroom with bath with power shower over, vanity sink unit & wc
- Gas central heating from boiler located in the attic & hot water storage cylinder
- Upvc framed double glazed windows
- Lawned front garden with off street parking for numerous cars, leading to a detached single garage
- Large rear garden with decked area for dining & relaxing, expansive lawn & flower bed



## VIEWING

By Appt Pls Call  
Jardine Phillips  
0131 4466850





## IMMACULATELY PRESENTED THREE BED EXTENDED SEMI-DETACHED HOUSE WITH EXPANSIVE GARDENS, A GARAGE & DRIVEWAY

Located in the popular area of Clerwood, in the district of Corstorphine, is this outstanding property which has been exceptionally well maintained. It has good sized living accommodation comprising of a cosy living room, stunning open plan kitchen/dining room, which is perfect for entertaining, and a downstairs shower room. On the upper level there are three good sized bedrooms and a contemporary bathroom. The house is situated on a large plot with extensive front & rear gardens, a handy garage and off-street parking for numerous cars. Potential to further extend, subject to the usual consents. Located a short walk from a great range of shops, coffee shops, bars, restaurants & schools, with access to wide open spaces and excellent transport links into the city centre, this would make a wonderful family home.

### AREA

The area of Clerwood is in the district of Corstorphine, which is a desirable residential area lying to the west of the city centre. Many local shops and services are on hand in St John's Road, together with a Tesco Extra superstore within easy reach. The Gyle Shopping Centre & Hermiston Gait Retail Park both offer a wider range of high street named stores a short drive or bus ride away. The property is in the catchment for excellent schools, including Fox Covert & St Andrews Fox Covert RC Primary Schools, which are within walking distance, together with Craigmount & St Augustine's RC High Schools. There are great local leisure & recreational facilities, including parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by public transport with easy access to the city centre & surrounding areas via the numerous bus & tram services. There is also easy access to the city bypass & the

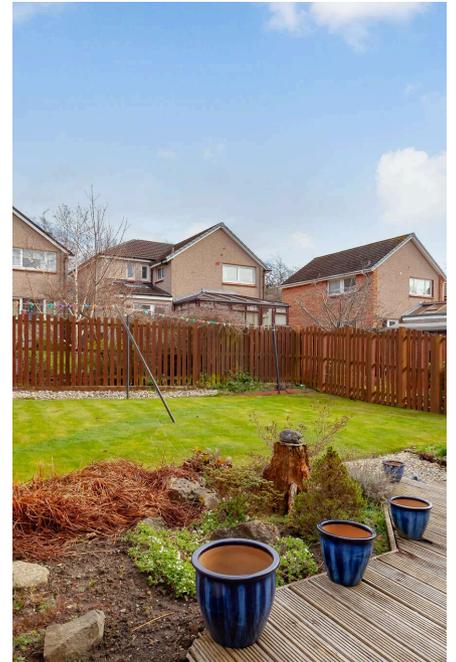
motorway network beyond, and the house is close to Edinburgh Park & Edinburgh International Airport.

### EXTRAS

The blinds/curtains, light fittings, electric hob, double oven, integrated dishwasher, fridge freezer and washing machine are included in the sale.

### HOME REPORT VALUATION

£400,000



Living room	13'6 x 11'5 (4.11 x 3.48m)
Dining area	11'5 x 11' (3.48 x 3.35m)
Kitchen	13'5 x 7'9 (4.09 x 2.36m)
Bedroom 1	13'5 x 9'3 (4.09 x 2.82m)
Bedroom 2	11'7 x 11' (3.53 x 3.35m)
Bedroom 3	10'6 x 8'5 (3.20 x 2.57m)
Garage	19' x 10'4 (5.79 x 3.15m)

Clerwood Place,  
Edinburgh,  
Midlothian, EH12 8PJ

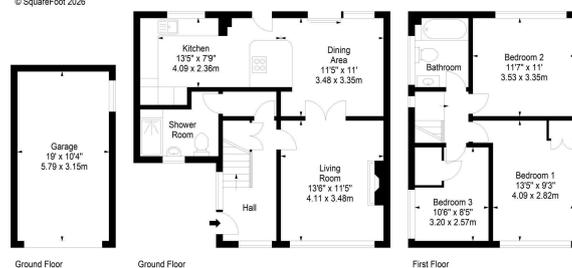
 SquareFoot

Approx. Gross Internal Area  
1043 Sq Ft - 96.89 Sq M

Garage

Approx. Gross Internal Area  
195 Sq Ft - 18.12 Sq M

For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

