



Offers Over
£285,000

20 Clermiston Loan

Clermiston | Edinburgh | EH4 7PE

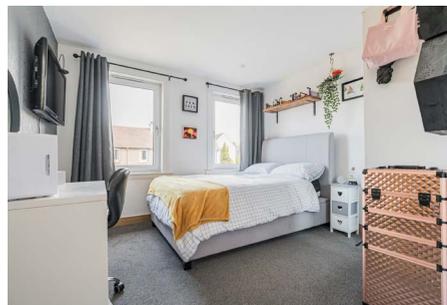
Nestled in the ever-popular Clermiston area of Edinburgh, this beautifully presented semi-detached home offers the perfect blend of modern comfort and classic style, boasting off-street parking and a landscaped rear garden, the property is presented in true walk-in condition, ideal for families and professionals alike.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Driveway
-  Landscaped Rear Gardens
-  EPC Rating – D
-  Council Tax Band - D



Description

The accommodation opens with a welcoming hallway featuring a staircase to the upper level, to the front, a bright and comfortable reception room enjoys a pleasant outlook and features a real log burner, creating a warm and inviting focal point. The space flows semi-open plan into the dining kitchen, which provides direct access to the rear garden through glazed doors, perfect for both everyday family living and entertaining. The kitchen itself is modern in design, fitted with a range of high-quality wall and base units, matching integrated appliances, and sleek subway-tiled splash areas. Upstairs, there are two generous double bedrooms, both decorated in contemporary neutral tones with fitted carpeting, along with a spacious single bedroom offering excellent storage options. The family bathroom has been tastefully upgraded and features a stylish white suite, including a wash hand basin set within vanity storage, and a walk-in shower cubicle with a dual-headed thermostatic shower. Elegant black fixtures and fittings, complemented by a heated towel rail, complete the look.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

Externally, the property benefits from a private driveway to the front, providing convenient off-street parking, to the rear, the fully enclosed landscaped garden features a raised patio area and an artificial lawn, offering a low-maintenance outdoor space ideal for relaxing or entertaining.

Viewing

Please contact Neilsons on 0131 625 2222.





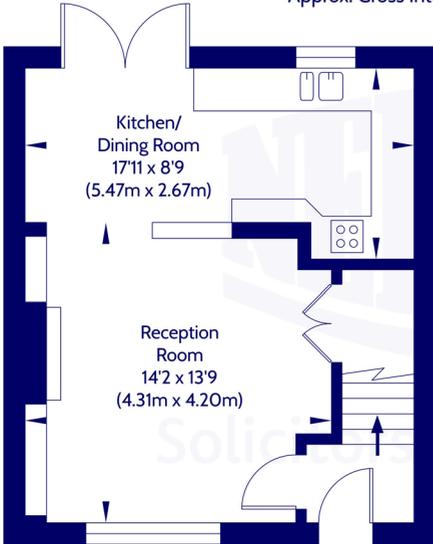
Location

Clermiston provides local convenience shopping within easy walking distance of this property with the Gyle Shopping Centre and Hermiston Gait only a short drive away providing a wide range of major retail outlets and services. Neighbouring Corstorphine offers a Tesco Extra and Lidl Supermarket along with a wide range of independent shops and services, cafes, restaurants & take-aways. Schools catering for all age groups are easily accessible and a frequent public transport service operates close by offering swift access to the Edinburgh city centre and the surrounding areas. Leisure and recreational opportunities in the area abound and include the Drumrae and David Lloyd Leisure Centres, Corstorphine Hill Nature Reserve, local golf courses, tennis club and the Drumrae Library and Community Hub. The area is ideal for commuters as links to the City Bypass, M8/M9, the Queensferry Crossing and Edinburgh International Airport are all close at hand.





Approx. Gross Internal Floor Area 80 Sq M / 859 Sq Ft.



Ground Floor



1st Floor

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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