



Fixed Price

**£650,000**

## 34 Clermiston Road

Corstorphine | Edinburgh | EH12 6XB

This substantial stone fronted Edwardian semi-detached villa enjoys an elevated position and superb views of the Pentland Hills. Set on a generous plot with detached garage and walled south-facing garden, the property provides ample room for family life and entertaining, retaining many impressive period features and offered for sale in excellent decorative order throughout.

-  4 Bedrooms
-  3 Reception rooms
-  1 Bathroom & Guest WC
-  Private front and rear gardens
-  Detached garage and driveway
-  EPC rating – D
-  Council tax band- G



## Description

The front door opens into a welcoming vestibule retaining the original tiled flooring, with a glazed door leading through to the reception hallway. To the front, the impressive bay-windowed sitting room enjoys an open outlook and retains a wealth of fine period features, including ornate cornicing, an Edinburgh press and an attractive fireplace, now fitted with a remote-controlled gas flame-effect fire.

To the rear, a generously proportioned second public room overlooks the garden and is currently arranged as an elegant formal dining room. A conservatory lies off the dining room to the side of the property, with steps providing direct access to the rear garden.

The recently modernised kitchen is beautifully appointed with a stylish range of contemporary wall and base units, a range cooker and integrated dishwasher. There is also access to a large understair storage cupboard and a useful shelved pantry, while the window above the sink frames stunning views towards the Pentland Hills. A separate utility room offers further storage and practicality, and a ground floor WC is fitted with a white suite.

An elegant staircase with an attractive balustrade leads to the upper floor. The bay-windowed principal bedroom to the front enjoys superb open views and further charming period detail, including a fireplace. To the rear is a spacious second double bedroom, also featuring a fireplace, while a third double bedroom to the front is currently utilised as a substantial home office. A fourth single bedroom and an exceptional four-piece family bathroom, comprising a double-ended bath and separate walk-in shower, complete the accommodation. The landing further benefits from two large storage cupboards.

Additional features include gas central heating and full double glazing throughout.



## Extras

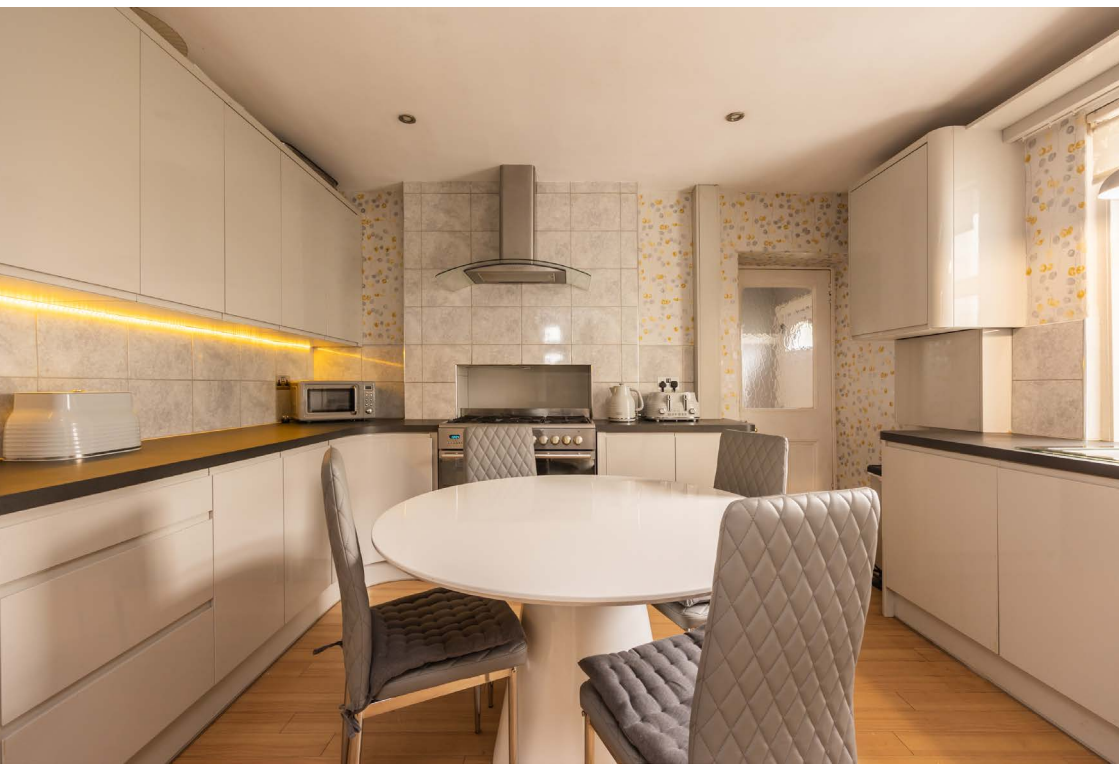
The light fittings, window blinds and shutters are to be included in the sale along with the white goods.

## Gardens, Garage and Driveway

A particular feature of this home is the superb rear garden which enjoys a sunny, southerly aspect and views to the Pentland Hills. The garden is attractively walled on three sides, offering a safe space for children or pets to play. It is attractively landscaped with large lawn, mature flower and shrub borders, fruit-bearing trees and a large sun-trap deck, perfect for relaxing or al fresco dining during the warmer months. A gate connects to the front garden which is elevated above street level and predominantly laid to lawn. The single detached garage is to the side of the house and has up and over door, power, water supply and light and a pedestrian door to the garden to the rear. There is a driveway leading to the garage providing off street parking.

## Viewing

By appointment through Neilsons (0131 625 2222)





## Location

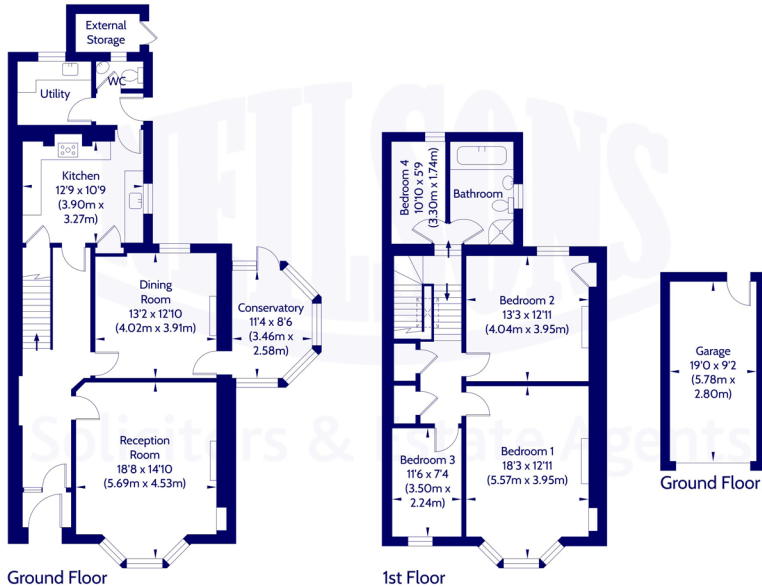
Corstorphine is a well-established and highly sought-after residential area, centred around its historic village heart and renowned for its excellent balance of green space, amenities and connectivity. Particularly popular with families, the area offers an excellent selection of well-regarded schooling together with convenient transport links both into the city centre and beyond.

A wide range of local amenities can be found nearby, from independent retailers and everyday services to larger supermarkets, while several retail parks and shopping centres are easily accessible. The area is rich in outdoor space, with the extensive woodland walks of Corstorphine Hill Nature Reserve offering superb views across the Pentland Hills, the city skyline and the Firth of Forth. Additional leisure facilities include private health clubs, a number of highly regarded golf courses and the ever-popular Edinburgh Zoo. Excellent public transport services operate throughout the area, with easy access to the city centre, Edinburgh Airport and the wider motorway network, making Corstorphine an ideal location for commuters and families alike.





Approx. Gross Internal Floor Area 166 Sq M / 1789 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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- [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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