

23 Clovenstone Drive, Clovenstone, Edinburgh, EH14 3BD



### Description

Rarely available 4 bed detached house commanding a peaceful cul-de-sac setting within an established residential area conveniently placed for a good range of local amenities, schools, transport links and the city bypass. The property provides generously proportioned and flexible living space and offers an enticing opportunity for city professionals or families.

- Hallway
- Large living/dining open plan to well equipped kitchen
- Four double bedrooms
- Bathroom with white suite featuring a jacuzzi bath
- Separate shower compartment on upper level
- Gas central heating and double glazing
- Private gardens to front and rear
- Unrestricted on street parking



**EPC Rating: D**

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



## Location

Clovenstone is an established residential suburb in the west of Edinburgh, offering a wide range of local amenities and excellent transport links. Nearby supermarkets include Lidl at Westside Plaza, ASDA at Chesser, and a large Sainsbury's in Longstone, while further extensive shopping is available at The Gyle Centre and Hermiston Gait Retail Park. Westside Plaza also features a multiscreen cinema, adding to the area's leisure options. The Union Canal provides scenic walking and cycling routes, and there are a number of public parks and green spaces in the vicinity. Clovenstone benefits from frequent bus services into the city centre and direct routes to Edinburgh Airport, with quick access to the city bypass and major road networks. A variety of local schools serve the area, alongside further education options including Edinburgh College and Edinburgh Napier University (Sighthill Campus).





1 Inverleith Terrace  
Edinburgh  
EH3 5NS  
T: 0131 557 3188  
F: 0131 557 6561  
[www.connormalcolm.com](http://www.connormalcolm.com)

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

**espc**