



Solicitors & Estate Agents



Offers Over
£240,000

33 Clermiston Hill

Clermiston | Edinburgh | EH4 7DQ

This well-presented mid-terraced home is situated within the highly sought-after residential area of Clermiston, an established location renowned for its excellent local amenities, reputable schooling and convenient transport links to Edinburgh City Centre and surrounding areas. Offering move-in condition accommodation throughout, the property is ideally suited to first-time buyers, professionals and young families seeking a comfortable home in a popular neighbourhood.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



virtually staged by HOMELi

Description

The accommodation is accessed via a welcoming entrance hallway with staircase leading to the upper level. To the front of the property is a bright and spacious reception room overlooking the attractive communal green space. The room offers ample space for both lounge and dining furniture and is complemented by neutral décor, creating a light and versatile living environment. Positioned to the rear, the kitchen is fitted with a range of wall and base units providing excellent storage and workspace. A selection of integrated and freestanding appliances are included in the sale, while tiled splashbacks add a practical finish. The kitchen further benefits from a useful shelved larder cupboard and access to a rear porch offering additional storage solutions and direct access to the garden. The upper floor comprises two well-proportioned double bedrooms. The principal bedroom enjoys an open front-facing aspect and features generous mirror-fronted triple built-in wardrobes. The second bedroom overlooks the rear garden and is finished with fitted carpeting, providing a comfortable and peaceful retreat. Completing the accommodation is a stylish bathroom fitted with a contemporary white suite incorporating vanity storage and a walk-in shower enclosure with dual-headed thermostatic shower.

This property has been virtually staged to illustrate how the rooms may look when furnished and to demonstrate possible layout options. Please note that the property is currently empty, as shown in the accompanying "before" images, which have also been provided for reference.



Extras

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

Gardens

Externally, the property benefits from a lawned front garden and an enclosed rear garden designed for ease of maintenance, featuring both patio and chipstone areas, making it ideal for outdoor dining, entertaining and family enjoyment.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

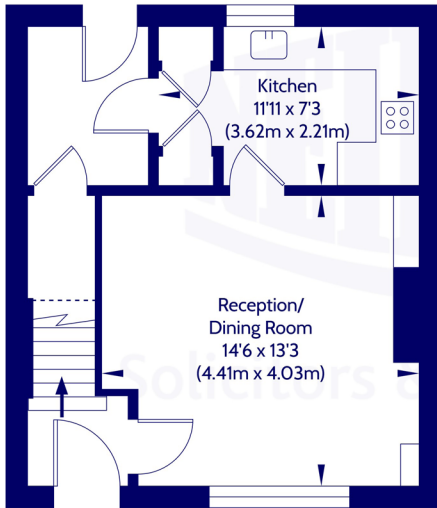
The property is situated within the sought after Clermiston area of Edinburgh, lying to the west of the City Centre. The area is well served with local shops & amenities with further shops and a Tesco Extra superstore available in neighbouring Corstorphine. The Gyle Shopping Centre is a short drive away and offers a variety of high street shops. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses which are all within easy reach together with Drum Brae and David Lloyd Leisure Centres, along with Drumbrae Library Hub. Fantastic schooling at both primary and senior level is only a short distance away. The location is ideal for access to The City of Edinburgh Bypass linking the east and west, Scotland's motorway network (M8, M9, M90 and Queensferry crossing) and Edinburgh International Airport.



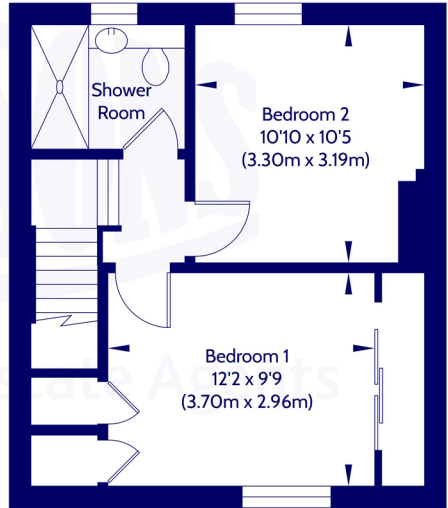


Approx. Gross Internal Floor Area 69.6 Sq M / 749 Sq Ft.

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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