

57 Clermiston Road

Corstorphine, Edinburgh, EH12 6XA



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com

0131 225 5567

www.ralphsayer.com

Set on a popular residential street in highly desirable Corstorphine, this substantial semi-detached home combines period charm with excellent everyday practicality. The property is ideally placed for a wide range of local amenities, including supermarkets, cafés, leisure facilities, and excellent transport links into the city centre and towards Edinburgh Airport via nearby

St John's Road. Well-regarded schooling is available locally at both primary and secondary level, making the home especially appealing for growing families. Arranged over two levels, the accommodation offers excellent flexibility, complemented by attractive gardens and private parking.



Elegant semi-detached

period home



Enjoying a desirable position in well-connected Corstorphine, this handsome semi-detached period home offers generous family accommodation, charming retained features, and beautifully maintained private gardens. The interiors are bright and attractively presented throughout, with a spacious bay-windowed living room, a large dining kitchen, four versatile bedrooms, and the practicality of a family bathroom, a ground-floor WC, and a separate utility room. Externally, the property benefits from a detached garage, a private driveway, and a delightful enclosed rear garden.

General Features

Elegant semi-detached period home in sought-after Corstorphine
Popular residential setting close to excellent schools, shops, and leisure facilities
Retained period character including bay windows, cornicing, and fireplaces
Bright, neutral interiors with generous family accommodation over two levels
Four versatile bedrooms and two spacious reception rooms
Excellent transport links to the city centre, Edinburgh Airport and major road connections
Attractive private rear garden and valuable off-street parking

Accommodation Features

Welcoming entrance hall with carpeting, period detailing, and under-stair storage
Impressive bay-windowed living room with ornate cornicing and a handsome fireplace
Versatile second reception room / fifth bedroom with a bay window and feature fireplace
Spacious kitchen with contemporary white cabinets and metro-tiled splashbacks
Separate utility room with additional worktop space and direct garden access
Ground-floor WC conveniently accessed from the utility room
Exceptionally spacious principal bedroom with a bay window, ornate cornicing, and a fireplace
Further generous double bedroom with a front-facing aspect and retained fireplace
Third double bedroom overlooking the rear garden
Flexible fourth bedroom ideal as a nursery, child's room, or home office
Naturally lit upper landing with an airy open feel
Contemporary bathroom with a shower-over-bath, vanity storage, and a chrome towel radiator

Exterior Features

Beautifully maintained enclosed rear garden with a generous lawn
Mature shrubs, flowering plants, and established greenery creating privacy
Private gravelled driveway providing off-street parking
Attached garage offering additional parking, storage, or workshop potential
Neatly presented front garden with paved pathways and planted borders



A bright entrance

including under-stair storage

A bright entrance hall sets the tone for the interiors, introducing soft neutral décor, carpeting, and retained period details, including a colourful stained-glass inner door. Useful built-in storage is incorporated beneath the staircase.



Bright spaces

for relaxation and entertaining

The living room is an impressive reception space, enhanced by a large bay window that floods the room with natural light and frames leafy front-facing views. Elegant cornicing, dark wood finishes, and a handsome fireplace add warmth and character, whilst the generous proportions allow space for both seating and formal dining furniture.



A second reception room offers excellent versatility as a family room, dining room, playroom, or fifth bedroom if required. It also enjoys a bay window, a feature fireplace, and a peaceful garden-facing aspect.

“...with a bay window and feature fireplace...”



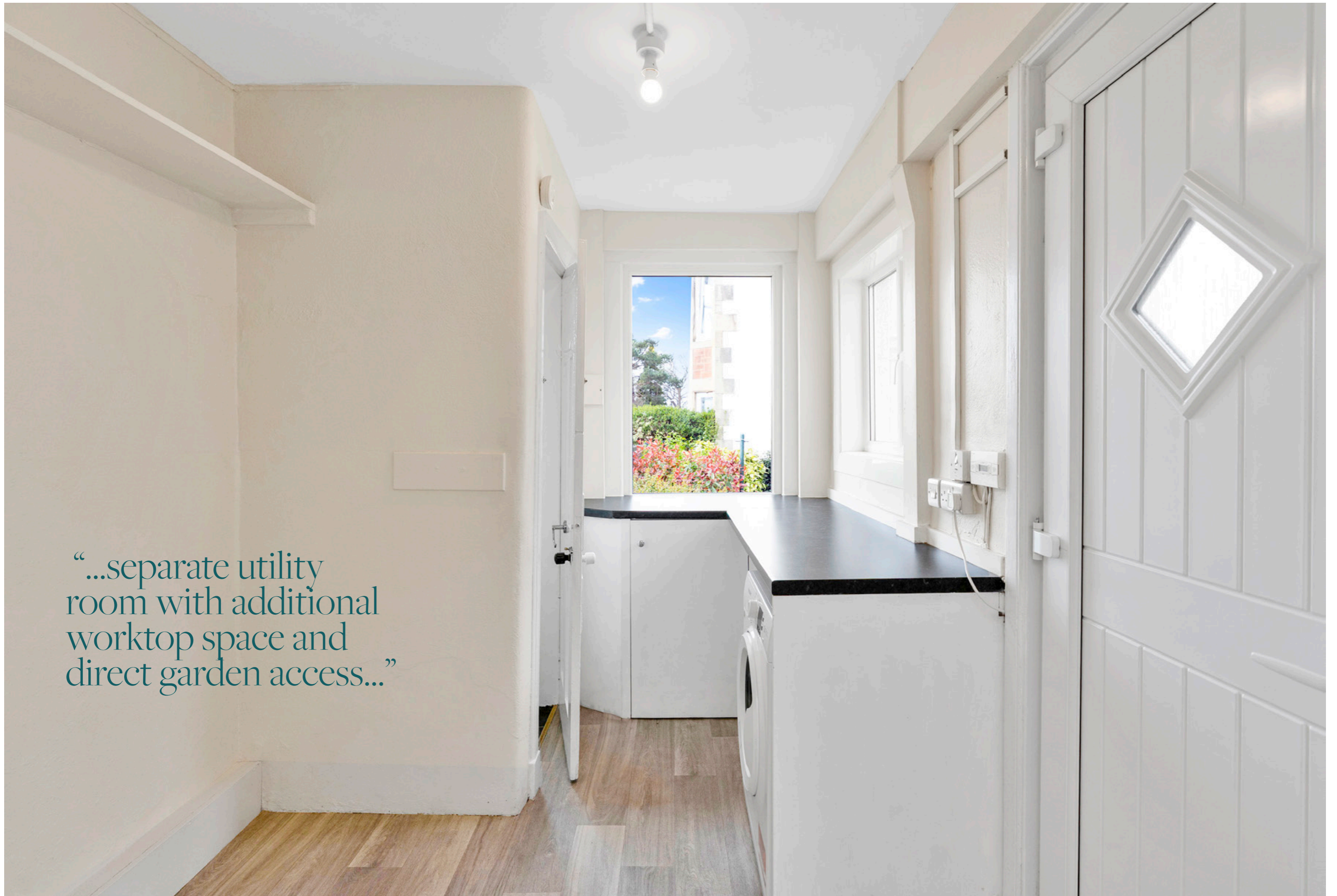
The breakfasting kitchen

bright & practical

To the rear of the home, the breakfasting kitchen offers a bright and practical space with contemporary white cabinets, complementary worktops, and metro-tiled splashbacks. There is room for a dining table and chairs, whilst the adjoining utility room provides additional worktop space and direct garden access.

Extras: The sale includes all fitted floor and window coverings, light fittings and integrated appliances.





“...separate utility room with additional worktop space and direct garden access...”



The bedrooms

Generous

principal bedroom



The principal bedroom is an elegant and spacious double, enjoying a wide bay window with open outlooks to the front. Beautiful period corning and an attractive fireplace add to the room's appeal.





Further



accommodation for family and guests

The remaining three bedrooms are all positioned on the upper floor, including two further doubles and a versatile fourth bedroom ideal as a nursery, child's bedroom, or home office.

The bathrooms

family bathroom and ground-floor WC

The family bathroom is fitted with a contemporary white suite, including a bath with an overhead shower, a WC, and a washbasin with vanity storage. A separate ground-floor WC adds further practicality.



Beautifully maintained

enclosed rear garden with
a generous lawn



“Gravelled pathways and mature planting create an attractive setting for outdoor dining and entertaining...”



To the rear, the property enjoys a private and enclosed garden with a generous lawn bordered by colourful shrubs, flowering plants, and established greenery. Gravelled pathways and mature planting create an attractive setting for outdoor dining and entertaining, whilst also providing privacy and seclusion.

Private parking and garage
The property benefits from a private gravelled driveway to the front, providing off-street parking and access to the attached garage, offering additional parking, storage, or workshop potential.



Property Name

57 Clermiston Road

Location

Corstorphine, EH12 6XA

Approximate total area:

137.1 sq. metres (1475.8 sq. feet)

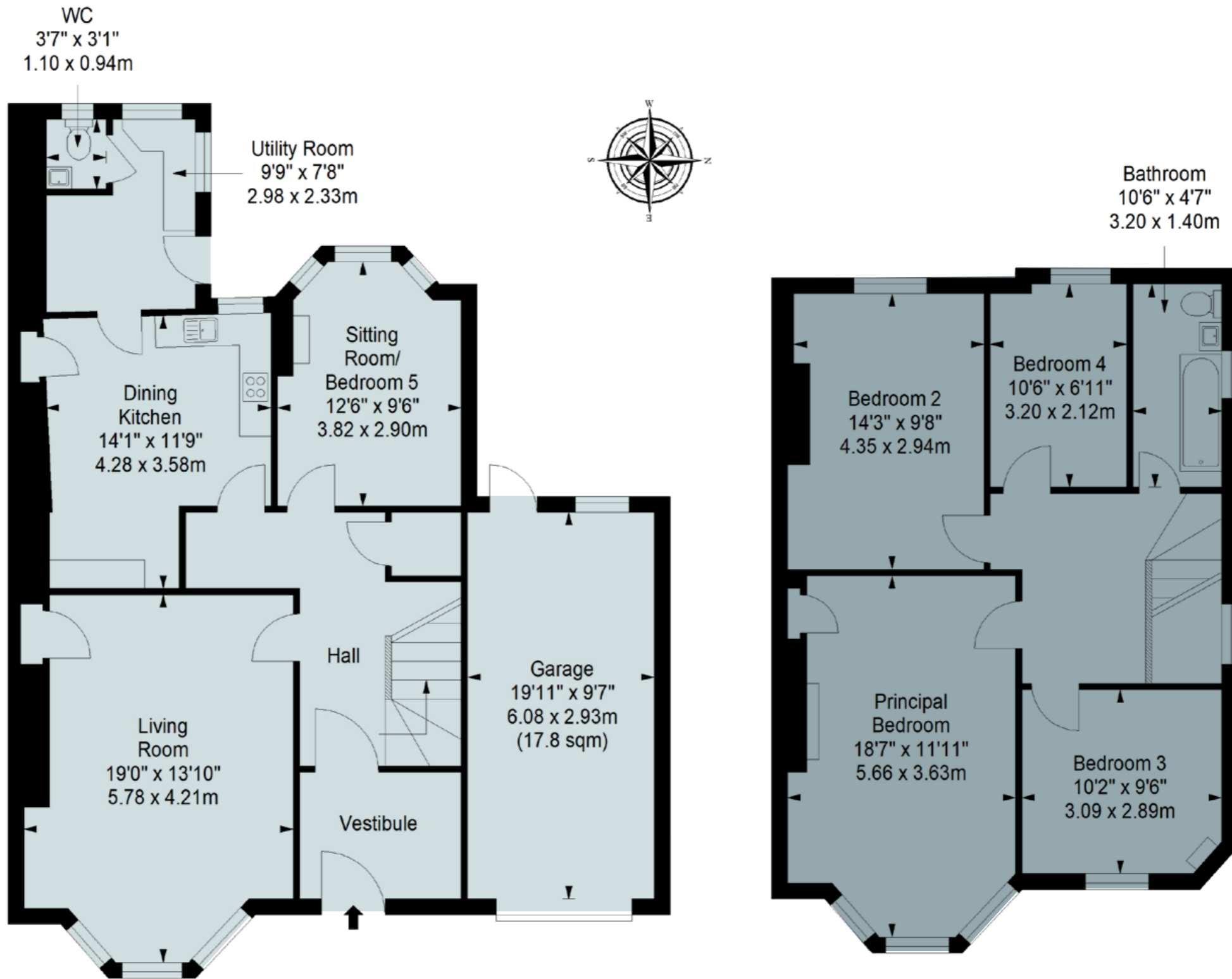
The floorplan is for illustrative purposes.
All sizes are approximate.

- Ground Floor
- Second Floor

EPC Rating - D

Council Tax Band - G

Home Report Value - £630,000





Corstorphine

a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a 24-hour Tesco Extra supermarket, Sainsbury's, and Scotmid. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd

offers a gym, indoor and outdoor pools, tennis courts, and badminton and squash courts. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schools within the catchment area are Craigmount High School and East Craigs Primary School. For those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station, and excellent road links to the city centre, Glasgow, Fife, and the South.



Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

DISCLAIMER

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. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, 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.