



23 CLERMISTON MEDWAY

Clermiston, Edinburgh, EH4 7EB

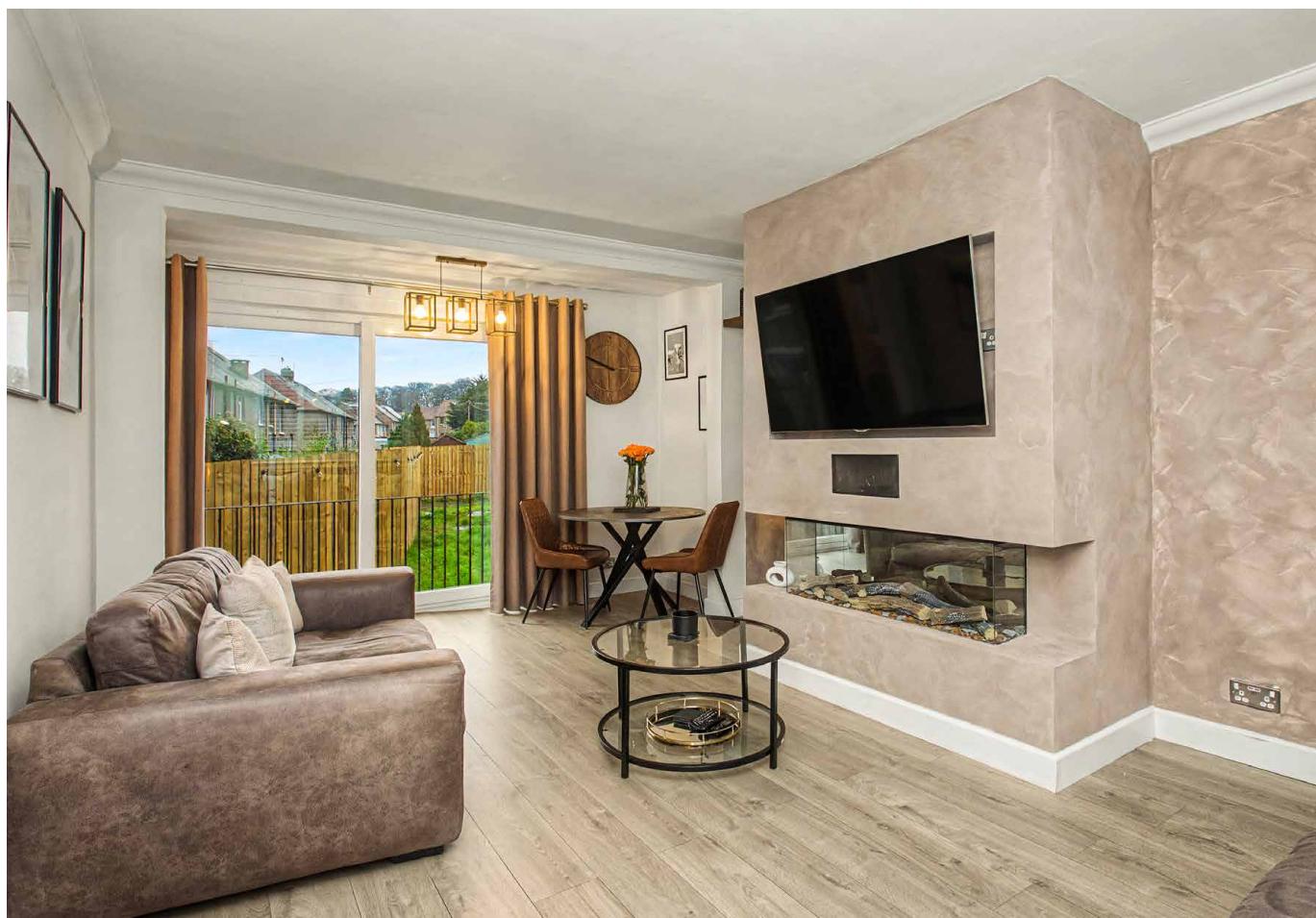




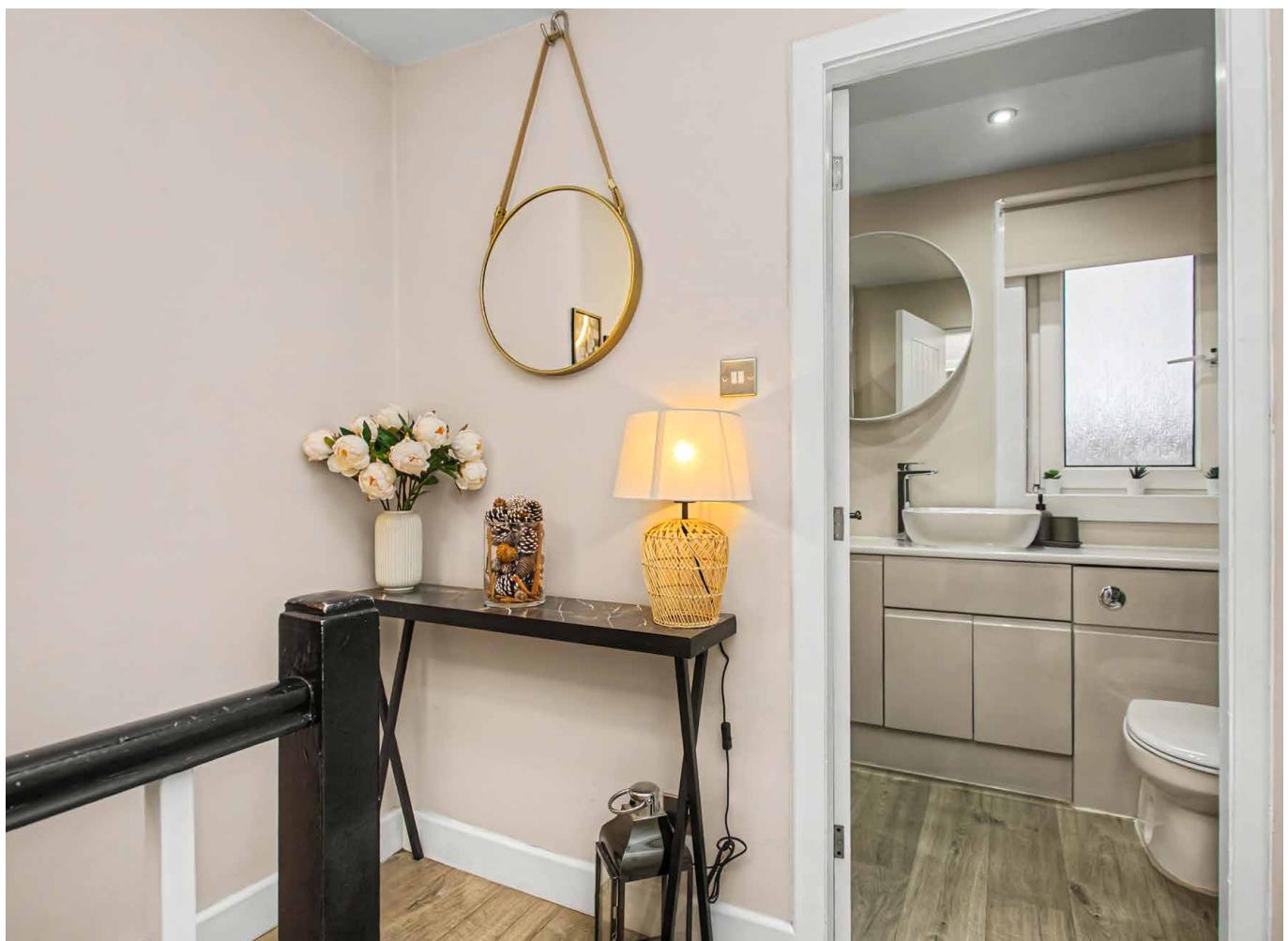
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Welcome to a two-bedroom mid-terrace house with upgraded modern interiors and elegant decoration throughout. This charming home features a stylish reception room that spans the entire depth of the property, incorporating a media wall, a wall-set fireplace with a living flame, and glazed doors connecting directly to the rear garden. The property also boasts a quality kitchen and three-piece bathroom. Furthermore, it has a south-facing aspect and the generous rear garden is fully enclosed by a high fence, making it perfect for pets and small families alike.

Positioned close to the local park and Corstorphine Hill, the property has an excellent location in Clermiston, offering easy access to lots of green spaces. There are convenience stores within walking distance, as well as a Tesco supermarket. Schools are also within easy reach and regular bus links are just a brief stroll away too. Furthermore, the city centre can be reached in roughly 20 minutes whether travelling by car or public transport. It is ideal for commuting professionals, couples, first-time buyers, and young families alike.





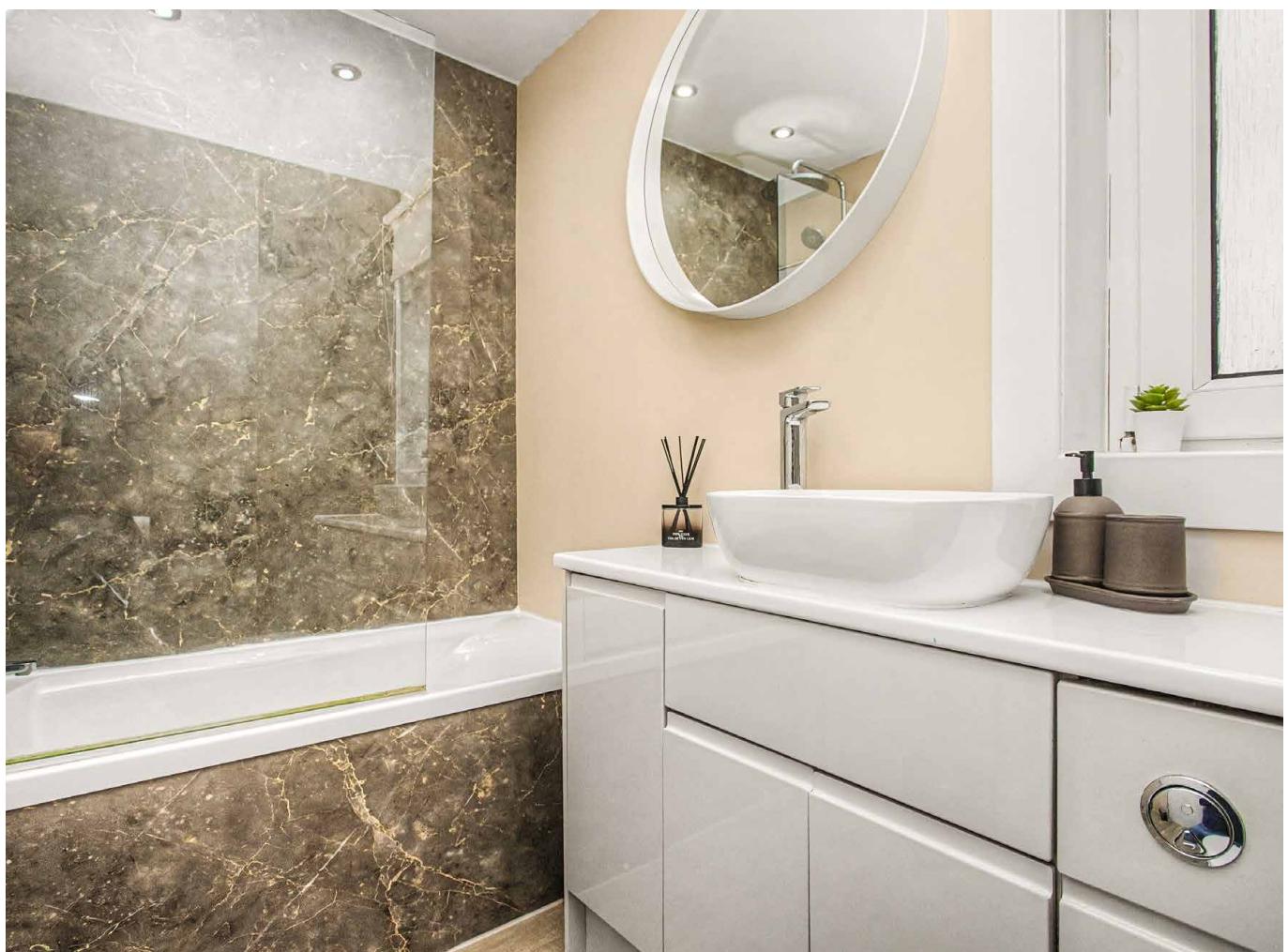


**C**EPC
RATING**D**COUNCIL
TAX BAND**VIEWING**
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Beautiful mid-terrace house with modern interiors
- Desirable location in popular Clermiston
- Welcoming entrance hall with built-in storage
- Living/dining room with wall-set fireplace
- Modern kitchen that is well appointed
- Principal bedroom with walk-in wardrobe
- Second double bedroom/home office
- Contemporary bathroom with overhead shower
- Fully-enclosed private front and rear gardens
- Unrestricted on-street parking







Extras: All white goods will be left, fitted shutters and blinds, as well as walk-in wardrobe fittings. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



CLERMISTON, EDINBURGH

Situated west of the city centre and just north of sought-after Corstorphine, Clermiston is a popular choice among families and young professionals owing to its excellent local services and amenities, well-regarded catchment schools and convenient transport links. The leafy residential area has no shortage of public parks and green spaces, such as Hillwood Park and Corstorphine Hill, as well as Drum Brae Park, which is home to Drum Brae Leisure Centre. Packed with indoor sport and fitness facilities, including a 25-metre swimming pool, a state-of-the-art gym, a fitness studio and a sports hall, the leisure centre also commands stunning views across the Firth of Forth. Golf enthusiasts are equally spoilt for choice, with a number of prestigious golf courses nearby. Residents of Clermiston enjoy ideal local services and amenities right on their doorstep, as well as extensive retail facilities at nearby Corstorphine Retail Park and Craigleath Retail Park, including a selection of major supermarkets and large high-street outlets. The area enjoys good primary and secondary state schools, whilst some of the capital's best private school choices are within easy driving distance. Clermiston offers swift and easy access to Edinburgh Airport, Queensferry Crossing and the M8/M9 motorway network, as well as fantastic public transport links travelling across the city, day and night.

