



Solicitors & Estate Agents










Offers Over

£350,000

9 Clerwood Bank

Corstorphine | Edinburgh | EH12 8PZ

Peacefully located on a residential cul-de-sac, this attractive semi-detached house offers spacious family accommodation having been extended to provide four bedrooms.

-  4 Bedrooms
-  2 Reception Rooms
-  1 Bathroom
-  Front & Rear Gardens
-  Garage & Driveway
-  EPC Rating – D
-  Council Tax Band – E



Description

The property is within the desirable Clerwood district of Corstorphine, within easy reach of superb schools and local amenities and has been extended in to the loft to offer flexible family accommodation over three floors. The front door opens to a welcoming reception hallway with useful under-stair storage, and door leading to the reception room to the front of the property which has a fireplace housing a gas fire and French doors to the dining room. The dining room overlooks the garden to the rear and has a door connecting to the kitchen, creating the ideal space for both family life and entertaining. The kitchen is also to the rear with door to the garden and window to the side and is fitted with a good range of wall and base units with integrated double oven, hob and cooker hood, fridge freezer and washing machine. Stairs from the hallway lead to the first floor where there are two double bedrooms, a third single bedroom and the family bathroom with over bath shower. Stairs from the landing lead to the second floor where there is a spacious principal bedroom with large dormer window to the rear of the house. Benefits on offer include gas central heating, full double glazing and ample built-in storage throughout the home.



Extras

The integrated kitchen appliances, carpets and fitted floor coverings, light fittings, window blinds and curtains and curtain poles are to be included in the sale.

Gardens & Garage

A particular feature of this home is the good sized back garden which has lawn and patio areas and offers the ideal safe space for children or pets to play. The front garden sets the house back from the street with a lawn area and well stocked flower border and the driveway to the side of the house offers ample off street parking for at least two cars and leads to the single garage, which has an up and over door with power and light.

Viewing

Please contact Neilsons on 0131 625 2222





Location

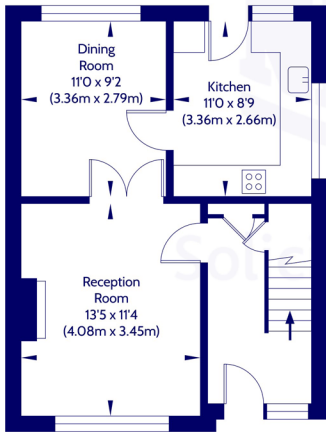
Clerwood Bank is a quiet residential cul-de-sac forming part of an attractive development of residential properties within the desirable Clerwood Park district of Corstorphine. The property is within easy walking distance of local shops to provide for day to day needs with a choice of supermarkets including Tesco and Lidl nearby. Corstorphine provides a wealth of shops and services along with cafes, restaurants and take-aways with the nearby Gyle Centre offering a wider choice of high street stores. Highly regarded local schooling is available from nursery to secondary level and there are a wide range of recreational facilities close at hand including Drum Brae and David Lloyd leisure centres, a choice of parks, Edinburgh Zoo and the wide open spaces of Corstorphine Hill Local Nature Reserve. Regular local bus services provide swift access to the city centre and surrounding areas and by car the City Bypass, Central Motorway Network and Edinburgh International Airport are all within easy reach.



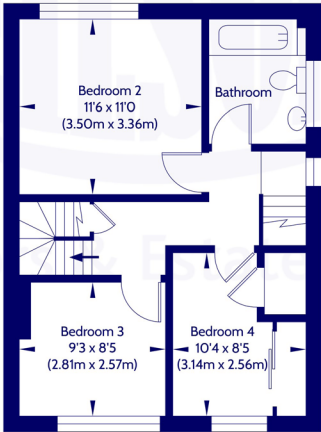
Approx. Internal Area 102.49 Sq M / 1103 Sq Ft.
Not to scale. For identification only.
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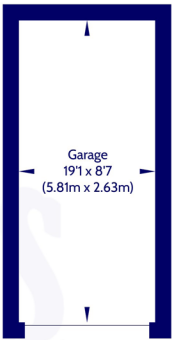
Ground Floor



First Floor



Second Floor



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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