










Offers Over

£385,000

52 Clerwood Park

Corstorphine | Edinburgh | EH12 8PP

Neilsons are delighted to offer on to the market this exceptionally appealing detached villa which is situated on a large corner plot in a peaceful cul-de-sac in the highly sought after Corstorphine area of the capital. The property is well presented throughout and offers a generously proportioned and flexible living space which would be perfectly suited to the growing family and those working from home on a more permanent basis.

-  3 Bedrooms
-  3 Public Rooms
-  1 Bathroom and WC
-  Garage and Driveway
-  Front, Side and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - F



Description

In brief the accommodation comprises; welcoming hallway with staircase and good storage provisions; reception room offering high quality flooring, central focal fireplace and large picture window to the front, off the reception room and accessed via an archway is a formal dining area. Beyond the dining room and enjoying a sunny westerly aspect is a further lounge area which could easily double up as a home office space; the fully tiled kitchen is enhanced by ample fitted wall and base units with further space available for free standing appliances, a separate utility room provides further storage along with a convenient WC off; to the upper level is a sleeping accommodation with two generous double bedroom both benefitting from built in storage, further double bedroom again with storage; a fully tiled bathroom offering a crisp white three piece suite with an electric shower over the bath completes the accommodation.



Extras

The property shall be sold with all fixtures, fittings, free standing cooker, washing machine and fridge freezer.

Gardens, Garage & Driveway

To the rear of the property is a separate lock up garage for additional storage requirements along with an off street driveway. The fully enclosed rear garden wraps round the property, with spacious lawn area bordered with decorative flower beds and mature hedgerow with a small patio area also. To the front is a highly decorative lawn adding kerb appeal to the property.

Viewing

Sunday 2-4pm or by appointment through Neilsons on 0131 625 2222.



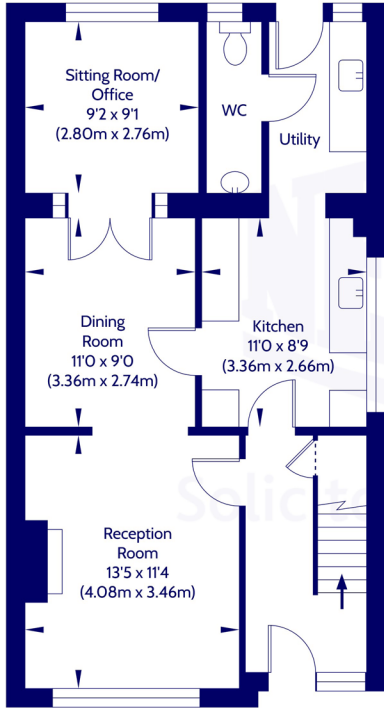


Location

The property is situated within the popular Corstorphine area of the city. Excellent day-to-day amenities are on hand together with a large Tesco Superstore and nearby Gyle Shopping Centre, which houses a good selection of high street retailers and services. Edinburgh Business Park and the new Royal Bank Headquarters at Gogar are both easily accessible. The property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/ M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city Centre. Reputable schooling from nursery to senior levels are within proximity of the property with further education at Edinburgh College and Heriot Watt University all within easy reach. Leisure and recreational facilities include the close at hand Gyle Park, David Lloyd and Drum Brae leisure centres together with Edinburgh Zoo and BT Murrayfield Stadium.



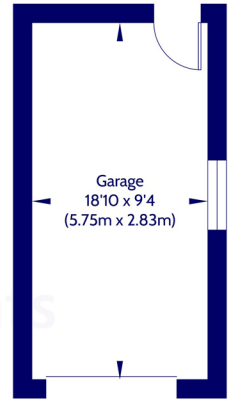
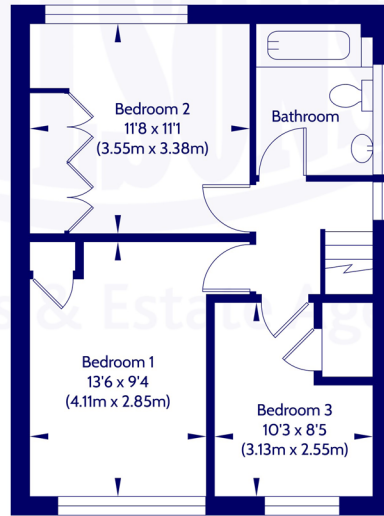
Ground Floor



Approx. Internal Area 100.75 Sq M / 1085 Sq Ft.
Not to scale. For identification only.
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First 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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For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

