

Jardine Phillips  
Solicitors • Estate Agents

CORSTORPHINE

31 CLERWOOD PARK  
EH12 8PW



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EPC RATING: D

FIXED PRICE £330,000

## PROPERTY DESCRIPTION

- Porch leading to hallway with understairs storage
- Bright dual aspect living room with feature fireplace & built in storage, open to the dining room overlooking the rear garden
- Good sized kitchen with two windows and door to the garden – could easily be opened up to the dining room if required
- Master bedroom with fitted wardrobes, ensuite wc and built in shower cubicle
- Second double bedroom with wardrobe
- Bedroom three currently used as a dressing room with staircase up to
- Floored attic space with eaves storage & velux window with views - lends itself to a multitude of uses – may be possible to extend into the loft with dormer window to form another bedroom, subject to the usual consents
- Family bathroom with bath, electric shower over, sink & wc
- Double glazed windows
- Gas central heating from Worcester combi boiler
- Private lawned front garden with flower beds
- Stepped west facing rear garden with patio, lawns, shed & flower borders.
- Handy garage and hardstanding for parking



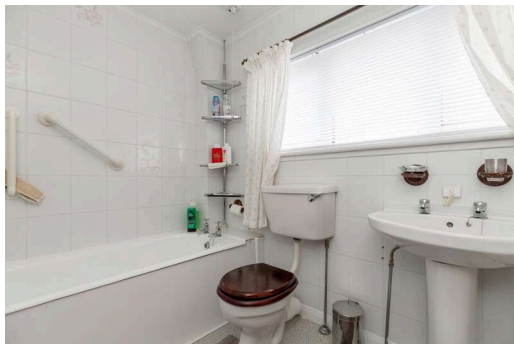
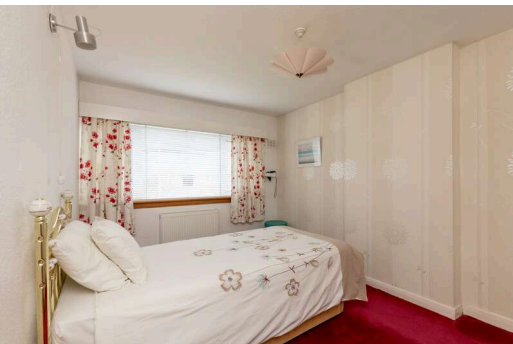
## VIEWING

By Appointment

tel. Jardine Phillips on

0131 446 6850





## THREE BED SEMI IN SOUGHT AFTER RESIDENTIAL AREA - NOW REQUIRING SOME MODERNISATION

This great property has been a wonderful family home for many years and has amazing potential to turn it into a modern house - perfect for a family or couple. Located in a quiet cul de sac with gardens front & rear, a garage, parking and private hardstanding. Close to the many amenities of Corstorphine and walking distance to well regarded schools, superb leisure amenities, open spaces and excellent shopping facilities. Easy access both into and out of town.

### LOCATION

Corstorphine is a desirable residential area which lies to the west of the city centre. Many local shops and services are on hand in St John's Road together with a Tesco Extra superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park offer a wider range of high street named stores. The property is in the catchment for excellent nursery and schooling, including Fox Covert and St Andrews Fox Covert RC primary schools which are within walking distance, together with Craigmount and St Augustine's RC high schools. There are great local leisure and recreational facilities, including local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport with easy access to the city centre and surrounding areas via the numerous bus & tram services. The location enjoys ease of access to the City By-Pass & the motorway network beyond and the house is close to Edinburgh Park and Edinburgh International Airport.

### GARDEN

Private lawned front garden and flower beds. Stepped west facing rear garden with patio, lawns, shed & flower borders.

### PARKING

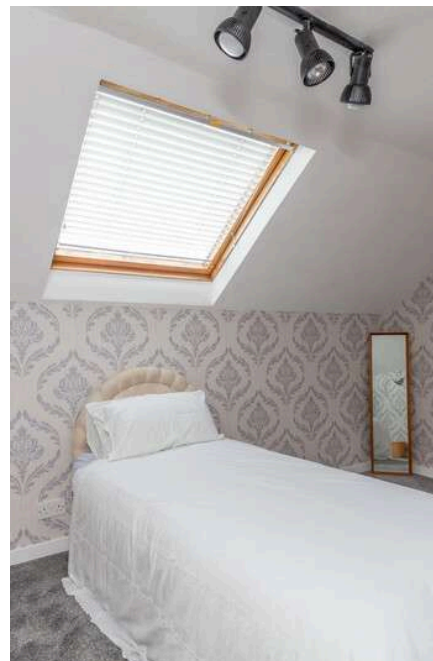
Handy garage and hardstanding for parking.

### EXTRAS

The blinds/curtains, light fittings, freestanding electric cooker, washing machine, freestanding fridge/freezer are included in the sale. Some items of furniture may also be available by separate negotiation.

### HOME REPORT VALUATION

£360,000

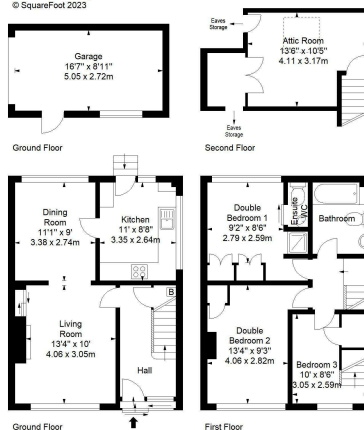


Living room	13'4 x 10' (4.06 x 3.05m)
Dining room	11'1 x 9' (3.38 x 2.74m)
Kitchen	11' x 8'8 (3.35 x 2.64m)
Bedroom 1	9'2 x 8'6 (2.79 x 2.59m)
Bedroom 2	13'4 x 9'3 (4.06 x 2.82m)
Bedroom 3	10' x 8'6" (3.05 x 2.59m)
Attic room	13'6 x 10'5 (4.11 x 3.17m)

**Clerwood Park,  
Edinburgh,  
Midlothian, EH12 8PW**



Approx. Gross Internal Area  
1068 Sq Ft - 99.22 Sq M  
Garage  
Approx. Gross Internal Area  
148 Sq Ft - 13.84 Sq M  
For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

