



## 47 Clerwood Park

Corstorphine, Edinburgh, EH12 8PP

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Forming part of an established residential development in Corstorphine, this semi-detached house offers three bedrooms, the reception areas in a sociable open-plan layout, a kitchen, and a bathroom, plus a low-maintenance rear garden, a leafy front garden, and a detached single garage. The home offers potential for cosmetic upgrades and improvements, giving the new owner an exciting opportunity to create a modern home to their own tastes and requirements.

The front door opens into a hall (with built-in storage), leading into the living room on the right, enjoying an open-plan layout with the adjoining dining room and offering an ideal space for everyday life and entertaining alike. The living room captures afternoon and evening light through a westerly facing window, whilst the rear-facing dining room benefits from morning sunshine owing to its southeast-facing aspect. The kitchen is conveniently connected to the dining room and is also separately accessible from the hall. It is fitted with a selection of wall and base cabinets, spacious worktops, and splashback tiling, whilst provision is made for freestanding appliances and a dishwasher is integrated.

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## Features

- Semi-detached house in Corstorphine
- Opportunity for modernisation
- Entrance hall with storage
- Open-plan living room and dining room
- Kitchen with garden access
- Two double bedrooms
- One single bedroom
- Three-piece bathroom
- Front and rear gardens
- Detached single garage
- Gas central heating and double glazing
- EPC Rating - D





“Semi-detached house in Corstorphine with an opportunity for modernisation”







Upstairs, a landing leads to the property's three bedrooms (two doubles and a single) and a bathroom. The double bedrooms both offer plenty of space for furniture and one is accompanied by built-in storage, whilst the single provides alternative use as a home office, if a quiet space for homeworking or studying is required. The bathroom comprises a bath with an overhead shower and a glazed screen, and a WC-suite. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the home is accompanied by a leafy, colourfully planted front garden, and a low-maintenance rear garden, as well as a detached single garage for private parking.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

## Area

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, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket and a Co-op. 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, and tennis, badminton, and squash courts. For enjoying the great outdoors, Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those needing to travel further afield for work or leisure, Edinburgh International Airport is a short drive away, with two tram stops within close proximity. 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 to the south. In addition, Corstorphine provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessed.

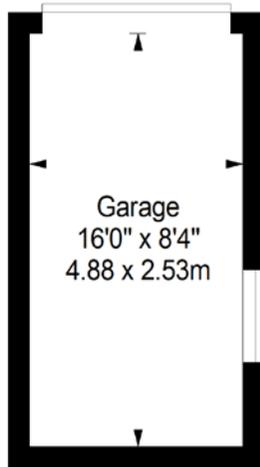




# Floorplan

## Garage

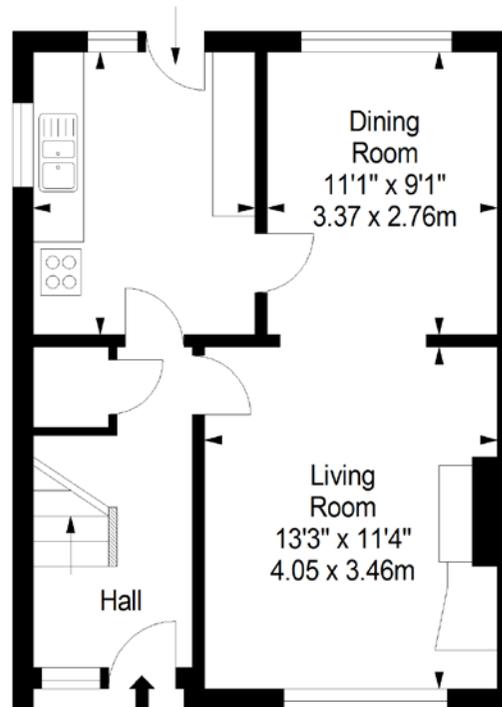
Approx. 12.3 sq. metres (132.4 sq. feet)



## Ground Floor

Approx. 41.4 sq. metres (445.6 sq. feet)

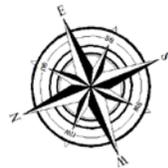
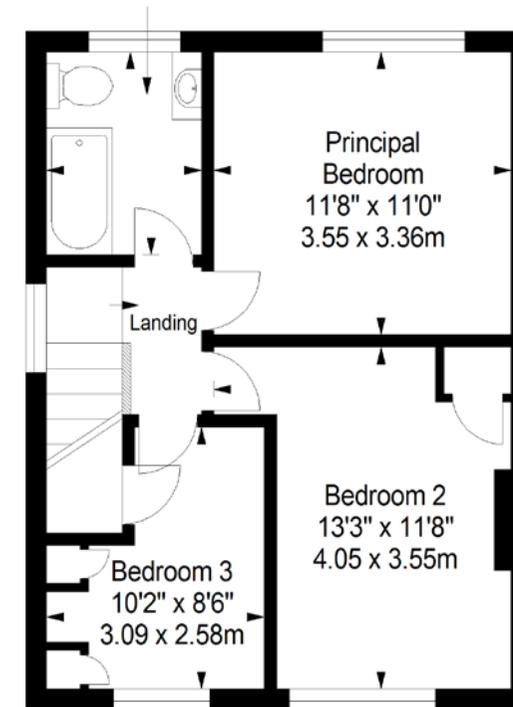
Kitchen  
10'11" x 8'8"  
3.34 x 2.63m



## First Floor

Approx. 41.9 sq. metres (451.0 sq. feet)

Bathroom  
7'11" x 6'1"  
2.42 x 1.85m



Total area: approx. 95.6 sq. metres (1029.0 sq. feet)

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