










Offers Over

**£320,000**

## 23 Clerwood Park

Corstorphine | Edinburgh | EH12 8PW

Quietly located in an attractive residential street in the popular district of Corstorphine is this three bedroom semi-detached house. Close to local amenities and transport links and with the added benefit of private gardens and a garage, the property would now benefit from some cosmetic upgrading but offers excellent potential to create a fantastic family home.

-  3 bedrooms
-  2 public rooms
-  1 shower room
-  Front and rear gardens
-  Garage and driveway
-  EPC rating – C
-  Council tax band- E



## Description

The well proportioned accommodation is laid out over two levels with downstairs briefly comprising of a hallway with understairs storage cupboard, a bright lounge overlooking the front garden with a gas fire and fireplace, open plan to a dining room, and a dual aspect kitchen which has a range of wall and base units and a door to the rear garden.

Moving upstairs the landing is naturally lit and there are three double bedrooms, one with a built in wardrobe and the other two with storage cupboards, and a fully tiled shower room. There is also a floored attic accessed via a Ramsay ladder.

The property further benefits from gas central heating and double glazing.



## Extras

All fixtures and fittings are included in the sale along with the gas hob and electric oven, washing machine and fridge/freezer.

## Gardens & Garage

A neat front garden laid to lawn with a path welcomes you to the property and there is an easy maintenance, paved rear garden. Steps lead you down to a single garage and a driveway providing off street parking.

## Viewing

By appointment through Neilsons (0131 625 2222).





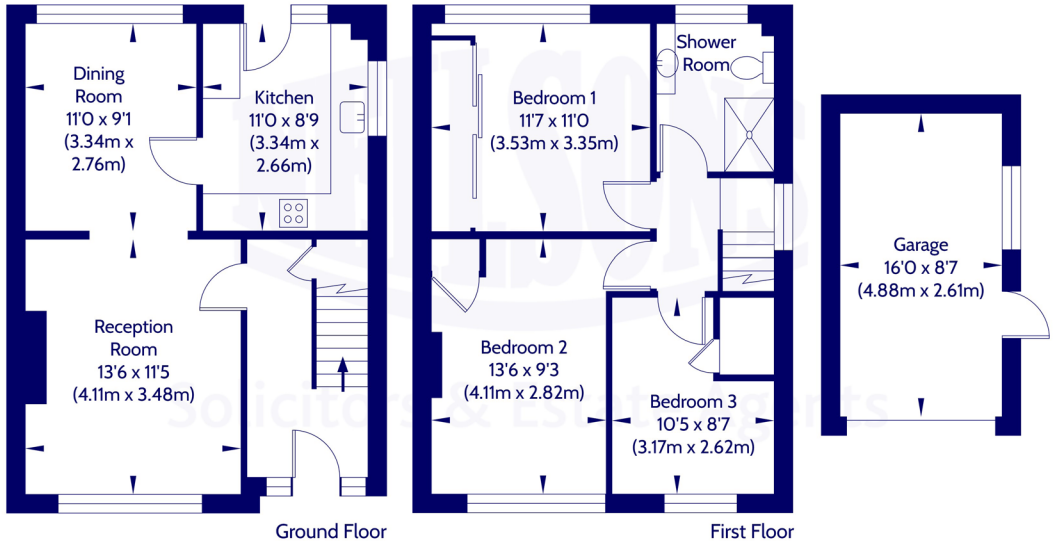
## Location

Clerwood Park is in the desirable residential area of Corstorphine, which lies to the west of the City Centre. Excellent local amenities are on hand including a large Tesco Superstore, and nearby Gyle Shopping Centre & Hermiston Gait Retail Park both house a good selection of high street retailers and services. Reputable schooling from nursery to senior levels are within proximity of the property, with further education at Edinburgh College and Heriot Watt University, both within easy reach. Leisure and recreational facilities include Gyle Park, Corstorphine Hill, David Lloyd and Drum Brae leisure centres, together with Edinburgh Zoo and BT Murrayfield Stadium. 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. Public transport operates regularly providing quick and easy access into the City Centre and surrounding areas.





Approx. Gross Internal Floor Area 83.22 Sq M / 896 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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.



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