



181 Clermiston Road, Edinburgh, EH12 6UL



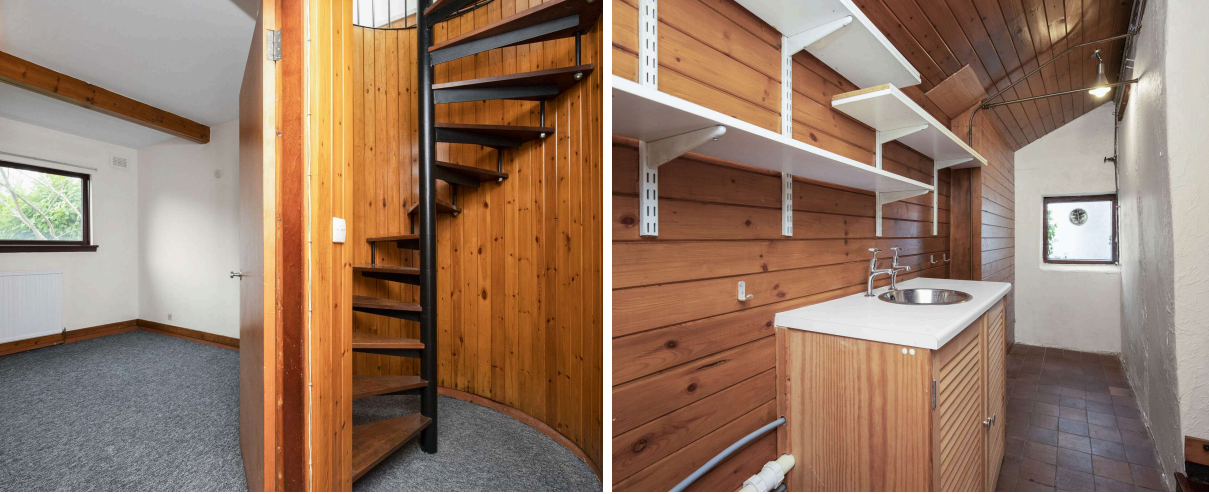
Welcome

Welcome to Clermiston Road, this charming, three bedroom extended cottage enviably located directly opposite Corstorphine Hill Nature Reserve, offers family sized accommodation arranged over two floors with gardens and a driveway. The property is ideally located in the sought after Corstorphine area of Edinburgh close to an abundance of local amenities, schooling and swift transport links. Presented to the market in good order, we would recommend an early viewing.

- Sitting/dining room.
- Utility room.
- Fully fitted 'galley' style kitchen with appliances.
- Double bedroom with access to the fully enclosed rear garden.
- Further double bedroom.
- Principle bedroom with en-suite bathroom on the upper level.
- Stylish shower room.
- Gas Central Heating.
- Double Glazing.
- Fully enclosed garden.
- Driveway







Corstorphine

Corstorphine is a popular residential area located to the west of Edinburgh city centre. It is known for its excellent transport links, variety of amenities and wide range of housing options, making it a popular choice for families, professionals and retirees. The area is serviced by numerous bus routes that connect it to the city centre, as well as Edinburgh Airport and the tram network, making it an ideal location for those who need to commute to work or travel frequently. For drivers, the area is located close to major road networks such as the M8, M9 and City Bypass, enabling easy access to destinations beyond the city. Corstorphine also offers a wide range of amenities including supermarkets, independent shops, pubs and restaurants and recreational facilities. Corstorphine Hill offers lovely walks and the shorefront at Cramond is within a short drive

Extras

The integrated kitchen appliances, blinds and fitted floor coverings are included.





Get in touch

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 0131 240 3818

Property Hub:

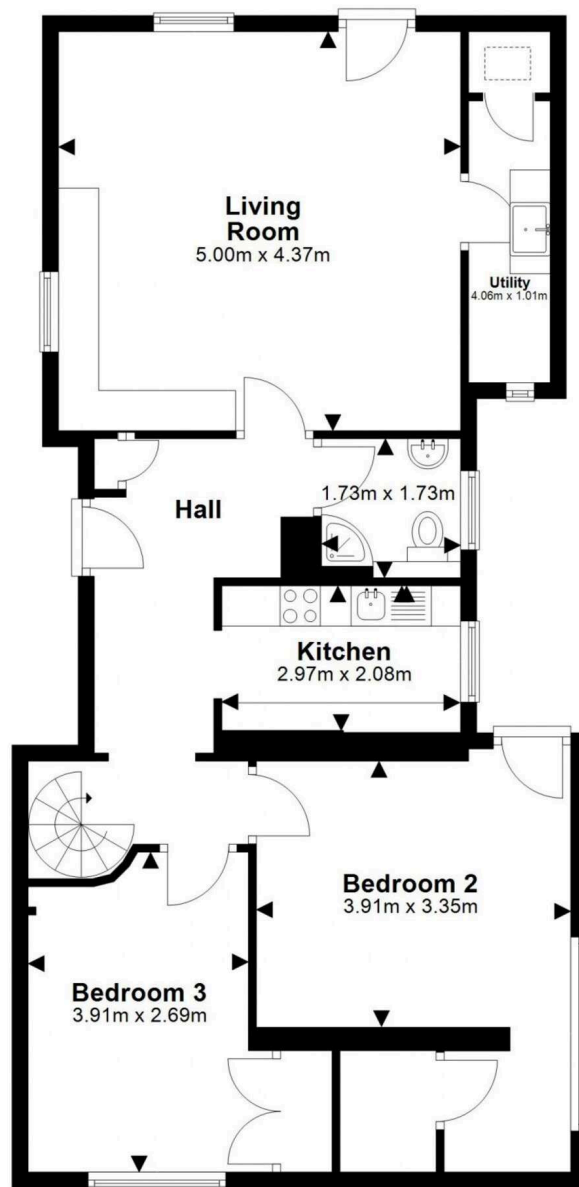
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

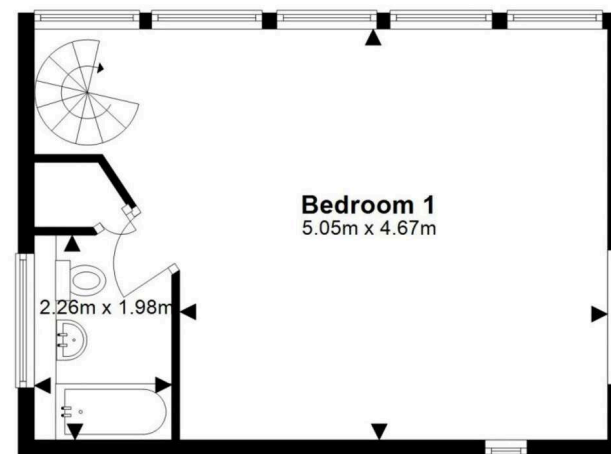
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



Ground Floor



First Floor



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.