










Offers Over  
**£275,000**

## 21 Clermiston View

Clermiston | Edinburgh | EH4 7BU

A beautifully presented semi-detached house, offered for sale in move-in condition close to excellent transport links, amenities and well-regarded schools. The property enjoys superb open views to the Forth bridges and beyond.

-  3 Bedrooms
-  1 Reception Room
-  2 Shower rooms
-  Private gardens
-  Free on street parking
-  EPC Rating – C
-  Council Tax Band – D



## Description

Having undergone a programme of comprehensive renovation by the present owners, this thoughtfully designed house offers ideal family accommodation on a peaceful residential street with no through traffic.

Set back from the street by a private and enclosed front garden, the front door opens to a welcoming hallway with useful under-stair storage space. The generous L-shaped reception room enjoys a dual aspect with window to the front and French doors to the rear, offering ample and flexible space for both living and dining furniture, with the dining area having an opening to the kitchen offering the perfect sociable connection for entertaining. The stylish fitted kitchen features a range of gloss, handleless units with integrated appliances including fridge freezer, washing machine, dishwasher, double oven, hob and cooker hood. A walk-in storage cupboard provides ideal pantry space. Stairs lead from the hallway to the first floor where there is a hatch giving access to the insulated loft space. The principal bedroom enjoys a beautiful view and has been cleverly designed with a walk-in wardrobe/dressing room area and a luxurious en-suite with spa shower. There are two further bedrooms, both with built-in storage, and a family shower room with modern white suite. Benefits on offer include gas central heating and full modern double glazing.



## Extras

The fixtures and fittings, floor coverings, light fittings, curtains, window blinds and kitchen appliances are to be included in the sale.

## Gardens and Parking

The property benefits from an attractively landscaped garden to the rear which benefits from a covered seating area, providing the ideal space to enjoy the garden whatever the weather. There is a large summer house which has power, light and an internet connection, offering the perfect spot for a home office, hobby or games room. A rear gate gives access to a neighbouring carpark and previous permission was granted for a single garage within the garden space to provide off street parking with access from the carpark (reapplication possible STC). To the front the garden has a suntrap decking area offering the ideal spot for enjoying the sunset in the warmer months. Ample free on street parking is available to the front.



## Viewing

Please contact Neilsons on 0131 625 2222





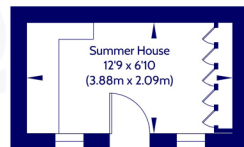
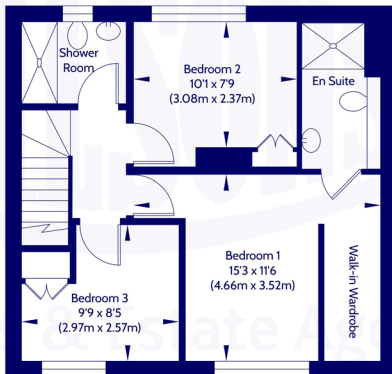
## Location

Clermiston provides local convenience shopping within easy walking distance of this property with the Gyle Shopping Centre and Hermiston Gait only a short drive away providing a wide range of major retail outlets and services. Neighbouring Corstorphine offers a Tesco Extra and Lidl Supermarket along with a wide range of independent shops and services, cafes, restaurants & take-aways. Highly regarded schools catering for all age groups are easily accessible and a frequent public transport service operates close by offering swift access to the Edinburgh city centre and the surrounding areas. Leisure and recreational opportunities in the area abound and include the Drumbrae and David Lloyd Leisure Centres, Corstorphine Hill Nature Reserve, local golf courses, tennis club and the Drumbrae Library and Community Hub. The area is ideal for commuters as links to the City Bypass, M8/ M9, the Queensferry Crossing and Edinburgh International Airport are all close at hand.





Approx. Gross Internal Floor Area 85.55 Sq M / 921 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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**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

