



11 Clerwood Row, Edinburgh, EH12 8PU

Description

Attractive and extended four-bedroom detached villa offering generous family accommodation and with private driveway and gardens. The property is in excellent order and in move-in condition. It is double glazed and has gas central heating, with a combi boiler.

The accommodation comprises:

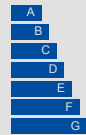
- Welcoming extended entrance hall with carpeted staircase
- Well proportioned sitting room with window to the front, corning and modern electric fire
- Large well equipped kitchen fitted with a range of wall and base mounted cream gloss units with laminate worktops with inset stainless steel sink and appliances including gas hob with extractor hood, two electric fan ovens, dishwasher, washing machine, tumble drier and American style fridge freezer and separate wine cooler
- Good sized downstairs double bedroom with tiled en-suite shower room with WC, wash basin and heated towel rail
- Upstairs the landing has a hatch to the loft, which is mostly floored and provides additional storage
- Modern luxurious bathroom with WC, heated towel rail, wash basin with vanity unit and bath with Rainfall shower over
- Good sized rear facing double bedroom with fitted carpet and built-in wardrobe
- Spacious front facing double bedroom with fitted carpet and storage cupboard
- Single bedroom with window to the front and storage cupboard



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
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Outside & Gardens

The rear garden is pleasantly landscaped with a paved patio, lawn and pebbled drying area. The garden shed is included in the sale. There is a monoblocked driveway to the front of the property. There is side access secured by a gate.

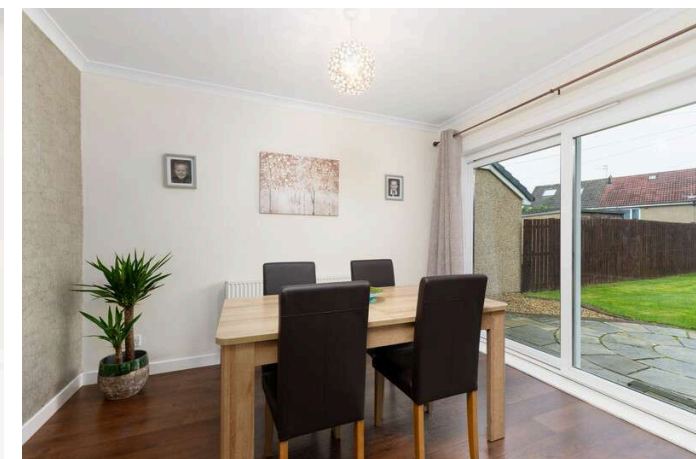
Location

The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops, banking facilities and other social amenities can be found nearby at St John's Road. There is also a large Tesco nearby and the Gyle Shopping Centre is only a few minutes drive. Recreational facilities in the area include the Drumrae Leisure Centre, David Lloyd Gym, Turnhouse and Royal Burgess Golf Clubs. It is also well located for motorway connections and Edinburgh airport. Excellent regular bus services to the City Centre are within a short walk. It is in the catchment area for Fox Covert and St Andrews Fox Covert Primary Schools and Craigmount and St Augustine's Secondary Schools.

Extras

The blinds, fixed floor coverings, curtains, light fittings and kitchen appliances are included in the sale.

Council tax - Band F

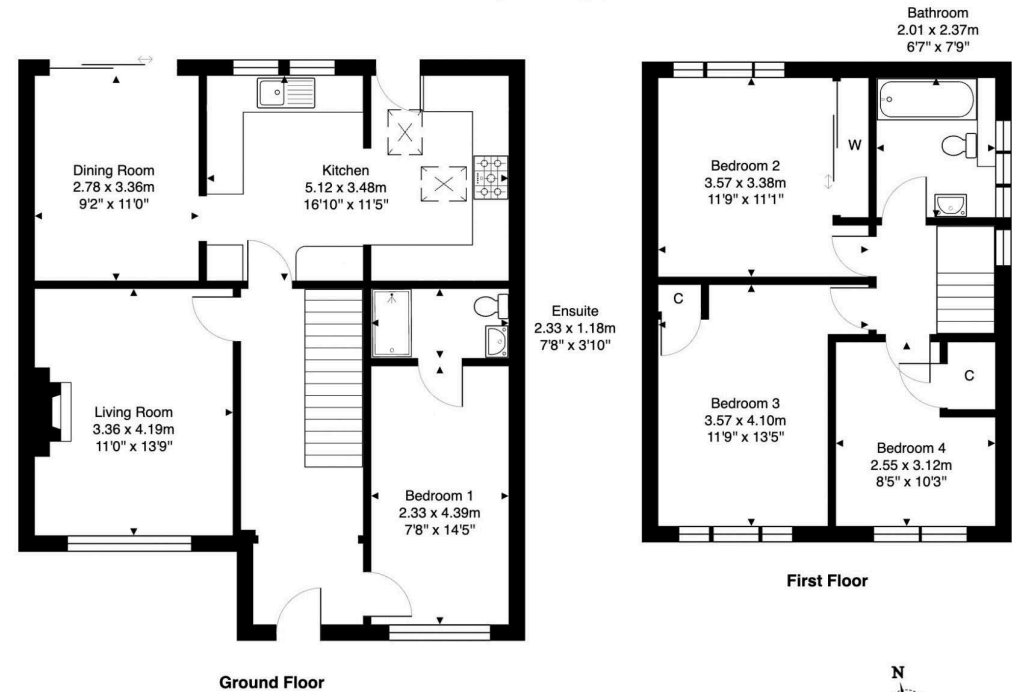








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Total Area: 113.1 m² ... 1217 ft²
 All measurements are approximate and for display purposes only.



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:
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