



45 Clerwood Park, Edinburgh, EH12 8PP

Description

Bright and spacious three-bedroom semi-detached villa offering generous family accommodation and with front and rear gardens. The property is well maintained with neutral décor and offers excellent potential. It is double glazed and has gas central heating.

The accommodation comprises:

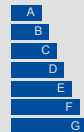
- Entrance hall with oak style flooring and carpeted staircase
- Well proportioned sitting room with window to the front and parquet flooring and with an open archway through to the formal dining room, which has wooden flooring
- Fitted kitchen with a range of wall and base mounted white units with laminate worktops with inset stainless steel sink, and appliances including electric cooker, washing machine and fridge freezer
- Upstairs, the landing has a hatch to the loft, which provides additional storage
- Family bathroom with WC, pedestal wash basin and bath with shower attachment
- Good sized rear facing double bedroom with fitted carpet and storage cupboard
- Spacious front facing double bedroom
- Single bedroom with window to the front and storage cupboard



Offers over £300,000

Viewings by appointment through web enquiry, email or telephone.

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Outside & Gardens

The rear garden has been monoblocked and is designed for low maintenance, with a drying area. The garden shed is included in the sale. The front garden is tiered and pleasantly landscaped.

Location

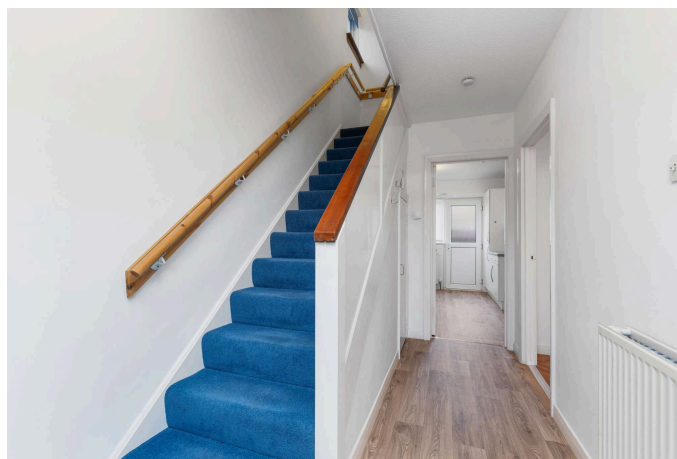
The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops, banking facilities and other social amenities can be found nearby at St John's Road. There is also a large Tesco nearby and the Gyle Shopping Centre is only a few minutes drive. Recreational facilities in the area include the Drumbrae Leisure Centre, David Lloyd Gym, and 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, curtains, fixed floor coverings, light fittings and kitchen appliances are included in the sale. As the property forms part of an executry estate, the standard warranty for the appliances is excluded.

Council tax

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.







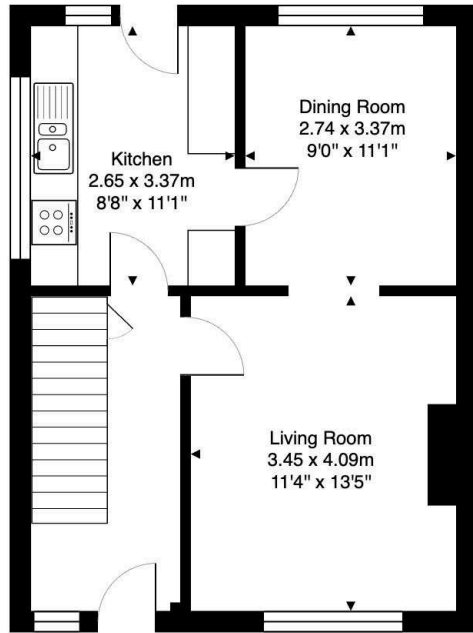
Virtually staged image



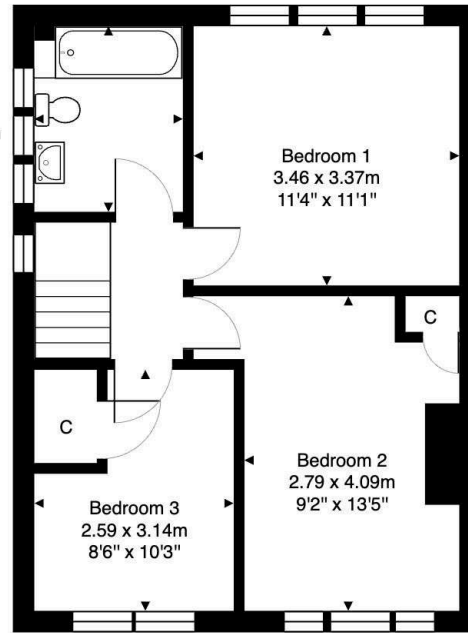
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Ground Floor



First Floor

Total Area: 84.1 m² ... 905 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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