



22 Clermiston Green, Edinburgh, EH4 7PA



## Welcome

Welcome to Clermiston Green, this charming and generously proportioned three bedroom semi-detached villa offers bright and spacious family accommodation, boasting gardens to the front along with a two car driveway and a fabulous fully enclosed garden to the rear. The property is ideally located in a quiet street in the popular residential area of Clermiston within the sought-after Corstorphine district of Edinburgh, close to an abundance of local amenities, schooling and swift transport links. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway.
- Living/dining room, windows to the front and rear.
- Modern and newly installed fitted kitchen with integrated appliances.
- Three double bedrooms.
- Stylish and newly installed bathroom comprising WC, wash hand basin and roll top bath with shower over.
- Hatch to attic.
- Gas central heating.
- Double glazing.
- Driveway and garden to the front with further on street parking available.
- Fully enclosed rear garden.
- Planning permission for extension valid until 06/12/2025





## Corstorphine

The Clermiston area 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 Edinburgh city centre and the surrounding areas. Leisure and recreational opportunities in the area 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.

## Extras

Included in the sale are: Floor coverings, light fittings, fixtures & fittings, blinds where fitted, and all integrated kitchen appliances. Please note the washing machine is not included in the sale price.





# Get in touch

 [mcdougallmcqueen.co.uk](http://mcdougallmcqueen.co.uk)

 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

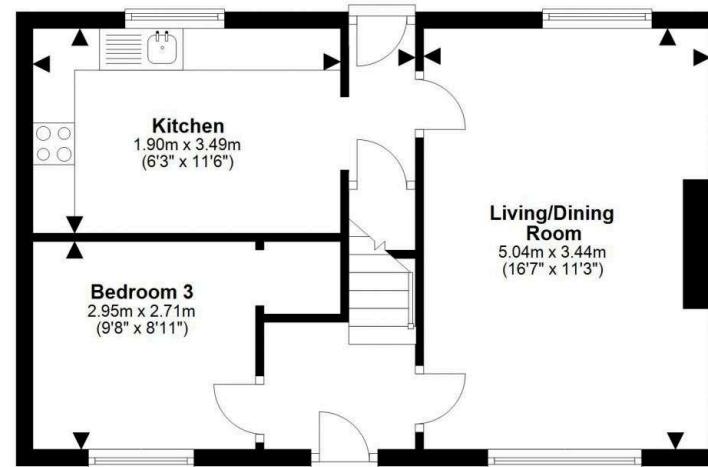
 0131 240 3818

Property Hub:  
25-27 High Street, Dalkeith  
EH22 1JB

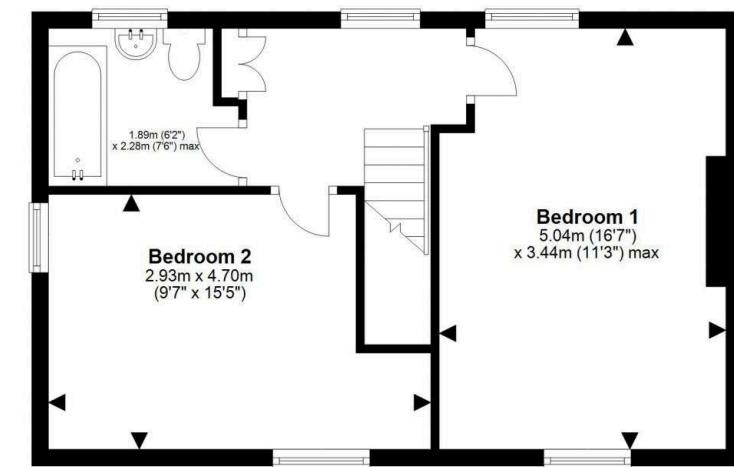
Bruntsfield Office:  
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ

 **CHARTERED FIRM**

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.