



**11 Clermiston Road North
EDINBURGH, EH4 7BL**

A

"11 Clermiston Road North is an impressive three bedroom detached bungalow"

- ENTRANCE VESTIBULE
- HALLWAY
- SITTING ROOM
- KITCHEN/DINING
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- SHOWER ROOM
- FLOORED ATTIC
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- DRIVEWAY
- FRONT & REAR GARDENS





11 Clermiston Road North, Clermiston, EDINBURGH, EH4 7BL





LOCATION

The popular residential area of Clermiston is located three miles west of Edinburgh City Centre. Good local shopping amenities can be found in the nearby locale of Corstorphine, including the impressive Gyle Shopping Centre, which hosts a Morrisons supermarket. Local shopping is also available at a large Tesco Extra on Meadow Place Road. For sport and recreation, residents have the fantastic Drum Brae Leisure Centre, which boasts a swimming pool, a gym and fitness studios, practically on their doorstep. Cramond, just north of Clermiston, promises relaxing strolls along the beach and promenade towards Granton, or scenic walks along the River Almond. Locally, Corstorphine Hill offers pleasant woodland walks, whilst Edinburgh Zoo provides an informative day out filled with wild animals. Clermiston is an ideal location for those working at The Gyle or Gogar, and is also well-served by public transport into the city centre. Commuters enjoy excellent links to Edinburgh City Bypass and the motorway network, as well as frequent train and tram services from Edinburgh Gateway. Edinburgh International Airport is also just a short distance away.

COUNCIL TAX

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



DESCRIPTION

11 Clermiston Road North is an impressive 3 bedroom detached bungalow within the sought after Clermiston district of the city.

Accommodation comprises: large entrance vestibule; hallway; generously proportioned sitting room with feature fireplace and bay window; larger than average kitchen fitted with a range of wall and base units with built-in gas hob, hood, separate built-in double oven, dishwasher and space for a dining table; large double bedroom one to the front of the property; two further bedrooms to the rear and a shower room with large walk in shower.

Further benefits: floored attic with stairwell; gas central heating, double glazing, monoblocked driveway to the front providing valuable off-street parking, well maintained front garden, fully enclosed rear garden is a delightful area enjoying a high degree of privacy, mainly laid to lawn with decorative mature borders and garden shed.

EPC RATING

The energy efficiency rating for this property is band D





11 Clermiston Road North, Clermiston, EDINBURGH, EH4 7BL

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.

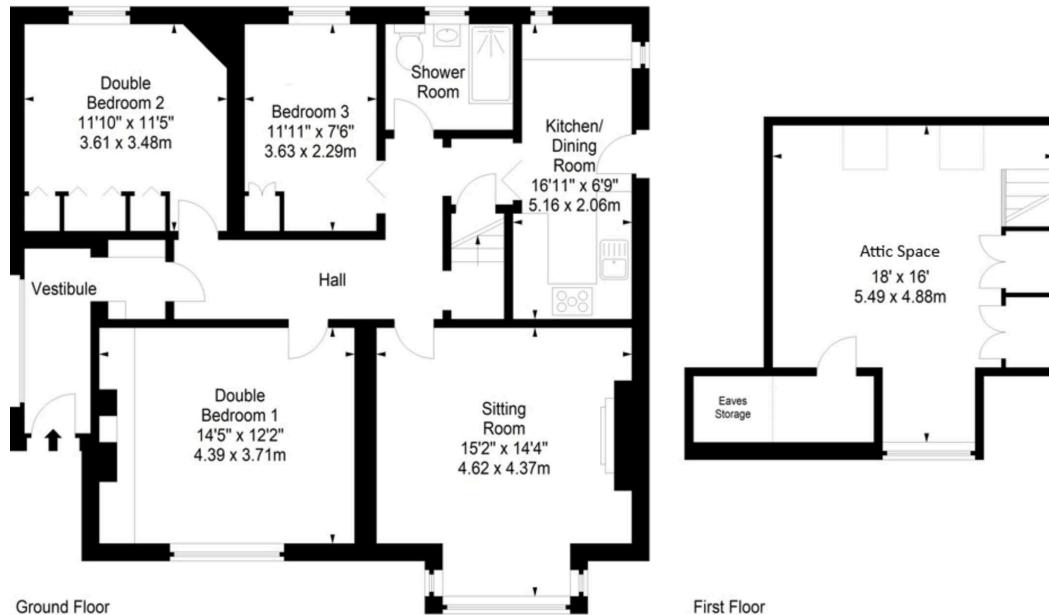
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Clermiston Road North,
Edinburgh,
Midlothian, EH4 7BL



Approx. Gross Internal Area
1299 Sq Ft - 120.68 Sq M
For identification only. Not to scale.
© SquareFoot 2026



266-268 Portobello High Street,

Edinburgh, EH15 2AT

T: 0131 669 2121

Fraser Falconer - 07825 951348

admin@annan.co.uk

ANNAN
SOLICITORS & ESTATE AGENTS

éspc

OnTheMarket

zoopla

rightmove

Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565