

COULTERS[©]

46 CLERMISTON ROAD

CORSTORPHINE, EDINBURGH, EH12 6XB

3 BED

1 BATH

1 PUBLIC



TAKE A LOOK INSIDE

46 Clermiston Road is a wonderful upper villa with generously proportioned accommodation and offering fantastic views of the city and beyond. Now in need of modernisation throughout, this impressively sized upper villa has the potential to become a fantastic home, situated in the popular residential area of Corstorphine. The property benefits from the use of a spacious roof terrace (accessed from the dining room) from which there are open views of the south of the City. In addition to this there are attractive front and rear gardens, a detached garage with driveway for off-street parking in addition to a bin store and separate shed.

KEY FEATURES



Generously proportioned upper villa with great views.



Three double bedrooms.



Use of a roof terrace in addition to private front and rear gardens.



Garage and driveway.



Located in the popular area of Corstorphine.



Within a short walk of local shops.





With a series of steps to the front door, the main door opens on to a bright, wide stair. The living accommodation is on the first floor and flooded with light. The large bay windowed sitting room looks to the front of the home and has a mantelpiece forming a central focal point in the room. The dining room has sanded and stained floors with a bright galley style kitchen off it, in addition to access to the private roof terrace. There are three double bedrooms, two of which are particularly large (one with a shower cubicle) and there is a separate bathroom comprising bath, WC and wash hand basin. The flat also has UPVC double glazing and gas central heating. We would strongly recommend early viewing of this spacious, bright villa.





THE LOCAL AREA

Corstorphine is a popular residential area located to the west of Edinburgh city centre. It is known for its excellent transport links, variety of amenities and wide range of housing options, making it a popular choice for families, professionals and retirees.

The area is serviced by numerous bus routes that connect it to the city centre, as well as Edinburgh Airport and the tram network, making it an ideal location for those who need to commute to work or travel frequently. For drivers, the area is located close to major road networks such as the M8, M9 and City Bypass, enabling easy access to destinations beyond the city.

Corstorphine also offers a wide range of amenities including supermarkets, independent shops, pubs and restaurants and recreational facilities. Corstorphine Hill offers lovely walks and the shorefront at Cramond is within a short drive.

EXTRAS

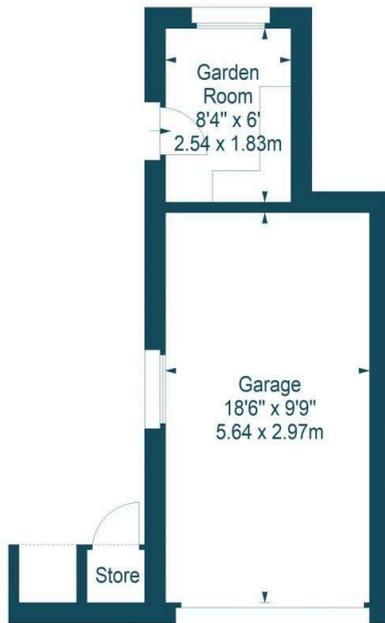
All blinds, light fittings, fitted flooring and integrated appliances are included in the price, though no warranty will be given due to the nature of the sale.



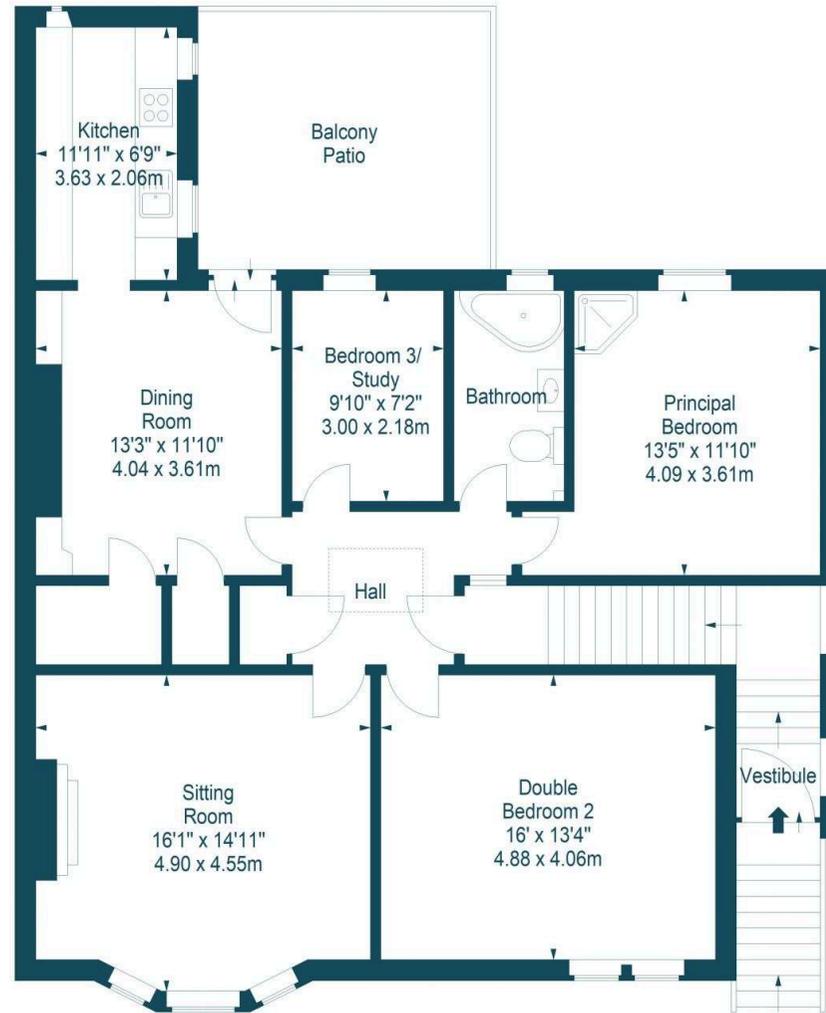
Clermiston Road,
Edinburgh, EH12 6XB



Approx. Gross Internal Area
1253 Sq Ft - 116.40 Sq M
Garage, Garden Room & Store
Approx. Gross Internal Area
251 Sq Ft - 23.32 Sq M
For identification only. Not to scale.
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Garden Level



First Level

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.