



**7 Clerwood Park, Corstorphine,
Edinburgh, EH12 8PW**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

WELL MAINTAINED

THREE-BEDROOM, SEMI-DETACHED VILLA



The property is a well maintained, three-bedroom, semi-detached villa forming part of Corstorphine, a popular area of Edinburgh, close to excellent local amenities which include sought after schools, excellent bus routes and easy access in and out of the City centre. It is near to Corstorphine Hill with its stunning views and beautiful walks with Cramond foreshore within easy access too. The property is generously proportioned and has a lovely open outlook to the front over the gardens. It is decorated in a neutral palette throughout with flooring complementing the décor. The accommodation consists of a welcoming hall with storage and stairs to upper level, an elegant lounge open plan to dining room, providing good space for a dining table and chairs. A modern kitchen nicely fitted with wood effect units, tiled splash backs and onyx effect worktops. The master bedroom is a large double bedroom housing a wardrobe which is to be included in the sale. There are two further bedrooms, each with wardrobe storage and a part-tiled spacious shower room. The property benefits from an easily maintained, fenced, mono-block garden with borders to rear, an area to the side and a most attractive front garden, with terraced lawns and plant display areas together with a paved pathway. An attractive feature of this property is the front facing aspect looking towards similar houses and gardens in a pedestrian only area.

Hall

Lounge open plan to dining room

Modern kitchen

Master double bedroom

Two further bedrooms

Large shower room

Gas central heating

Double glazing

Private gardens

Garage, which benefits from power and lighting





CORSTORPHINE

The property is situated within the sought after Corstorphine area of the City, lying to the west of the City Centre. Excellent local shops and services are available within the area including Doctors surgery, banks, post office together with a 24-hour Tesco's supermarket. The Gyle Shopping Centre which is just a short drive away, offers a more extensive range of shopping facilities including a large Marks & Spencers and Morrisons, to name only a few. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses and within easy reach together with Drum Brae and David Lloyd Leisure Centres. The location is ideally located for access to The City of Edinburgh Bypass linking the east and west, the Queensferry Crossing and Edinburgh's International Airport.



Extras

All fitted floor coverings, curtains, blinds, light fittings, wardrobes in all three bedrooms, gas hob, electric oven, extractor fan and washing machine. (no warranties given). Garden shed.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

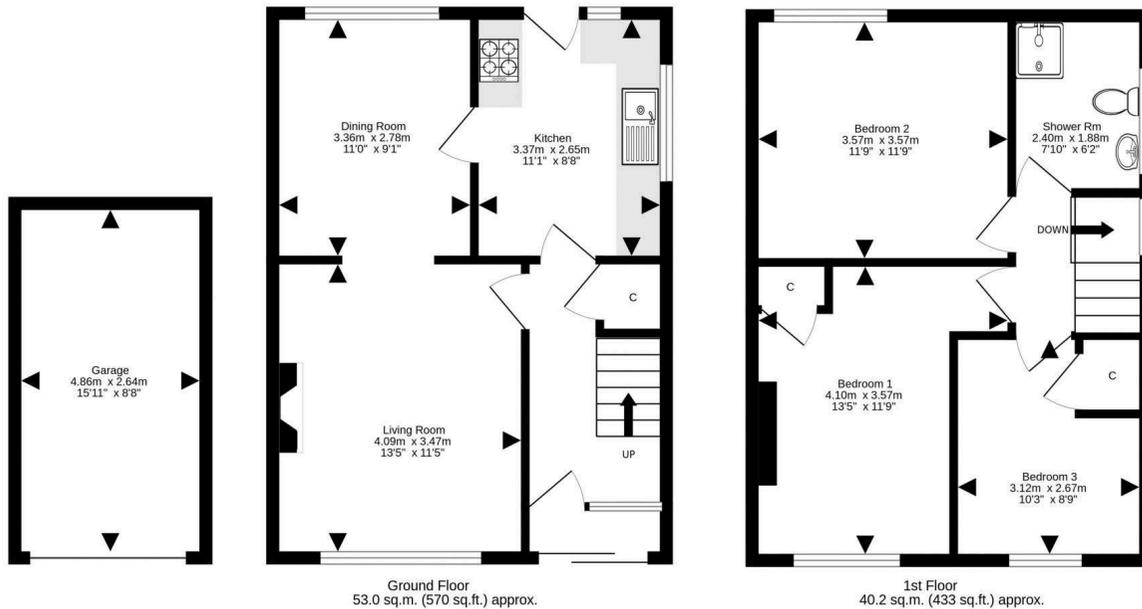
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Home Report Valuation

£345,000

EPC Rating

D



TOTAL FLOOR AREA : 93.2 sq.m. (1003 sq.ft.) approx.
 For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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