



lindsays

93 Clerwood Park
Edinburgh, EH12 8PS

"A lovely bright and spacious mid terraced villa with garage and garden quietly situated close to excellent amenities"

- Hall
- Lovely bright and spacious sitting/dining room
- Stunning brand new kitchen with integrated appliances
- Three bedrooms
- Recently installed wet shower room
- Gas central heating
- Double glazing

EPC Rating - C

FIXED PRICE £325,000



Description

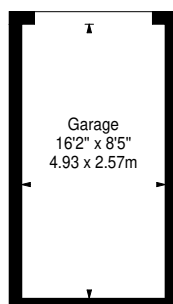
Forming part of an established development opposite Corstorphine Hill, this excellent three bedroom terraced villa offers ideal family accommodation and is approached via a pedestrian pathway with vehicle access to the rear. Flooded with light by two large picture windows, the open plan sitting and dining room offer plenty of space for family and friends and lead through to the superb brand new kitchen which comes complete with integrated induction hob, oven, dishwasher and washing machine. A rear porch leads out to the rear garden and the garage. Upstairs, there are three comfortable bedrooms and a recently installed wet shower room. A large attic offers future conversion potential (subject of course to the necessary permissions etc.). Additional benefits include gas central heating and double glazing.

Area

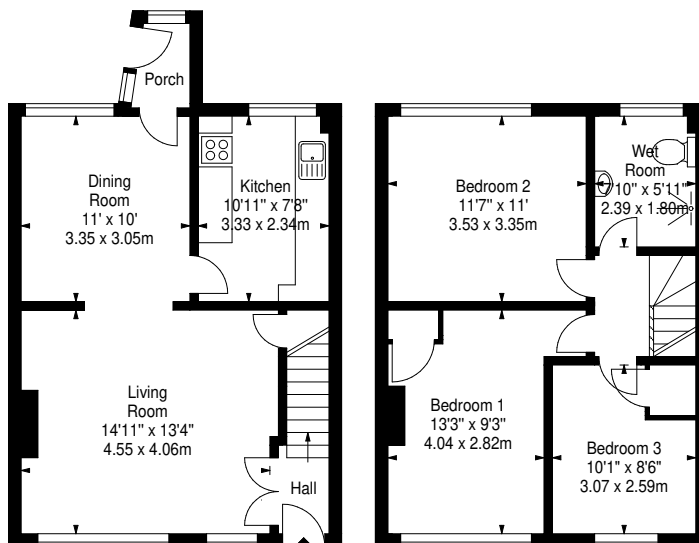
Corstorphine is a desirable residential area of the capital lying to the north west of the city. Princes Street and the city centre (approximately 4 miles) are readily accessible via regular public transport services and, in the opposite direction, the city by-pass, central motorway network and Edinburgh International Airport are all within a short drive. Corstorphine itself boasts one of the city's most comprehensive suburban shopping centres, with the Gyle Shopping Centre and Hermiston Gait also within close proximity. Small speciality shops and a variety of high street stores are all represented. There are large branches of Marks & Spencer, Tesco, Morrisons and Sainsbury's all nearby. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are readily accessible. Leisure options are plentiful and diverse. Cafes, restaurants, a casino, several golf clubs and a David Lloyd Leisure Centre, as well as the Drum Brae Leisure Centre and Swimming Pool, the Drum Brae Library Hub and the lovely open spaces of Cammo Estate and Corstorphine Hill, are to name but a few. There are several local access points to the city's cycle path network. The local schools have an excellent academic reputation and a number of the city's private schools are just a short bus journey away.

Viewing

Sunday 2-4pm or by appointment contact Lindsay on propertyadmin@lindsays.co.uk



Ground Floor



Ground Floor

First Floor

**Clerwood Park,
Edinburgh,
Midlothian, EH12 8PS**



Approx. Gross Internal Area
921 Sq Ft - 85.56 Sq M
Garage
Approx. Gross Internal Area
138 Sq Ft - 12.82 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.