



63 Clovenstone Park,
Edinburgh EH14 3EY



63 Clovenstone Park is a superb 3 bedroom semi-detached house, located in the popular residential area of Clovenstone

 3 Bed  1 Bath  1 Reception

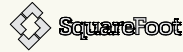
63 Clovenstone Park is a superb 3 bedroom semi-detached house, located in the popular residential area of Clovenstone. The property is attractively presented and benefits from private gardens to both the front and rear, and a driveway to the front. The accommodation, in brief, comprises - entrance hallway, sitting room, recently installed kitchen / dining room, 3 double bedrooms with built-in storage, family bathroom, and additional ground floor WC. The property benefits from double glazing, gas central heating (new boiler in 2026), and good storage including the attic space.

Features

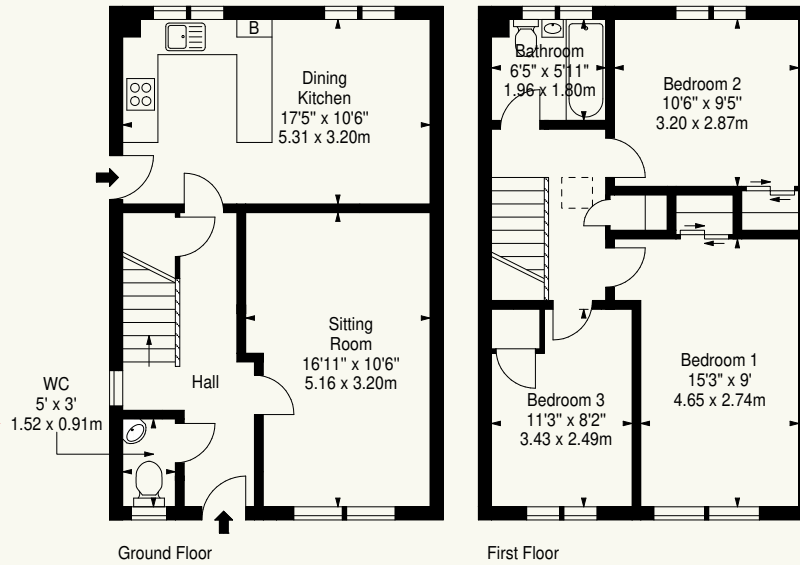
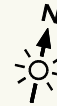
- Popular residential location
- Good local amenities and transport links
- Well presented accommodation
- Private front and rear gardens
- Sitting room
- Kitchen / breakfast room
- 3 bedrooms with built-in storage
- Family bathroom and additional ground floor WC
- Gas central heating (new boiler) and double glazing
- Driveway
- EPC Rating C

Offers Over £220,000

**Clovenstone Park,
Edinburgh,
Midlothian, EH14 3EY**



Approx. Gross Internal Area
972 Sq Ft - 90.30 Sq M
For identification only. Not to scale.
© SquareFoot 2026



The property is situated in the popular residential area of Clovenstone, which lies approximately four miles to the west of the city centre. The area is well served by local retailers together with nearby Gyle Shopping Centre and Hermiston Gait which have large branches of Tesco and Morrisons supermarkets. The local public transport system and Wester Hailes Railway Station provide frequent links to the city centre, surrounding areas and points west. Good schooling is provided locally at all levels and a large

range of leisure and recreational facilities are close at hand. A multi-screen cinema complex, swimming pool, golf courses, health clubs, canal walks and the Pentland Hills are a few of the attractions on offer locally. The City Bypass and national motorway system are easily accessible, as is the Forth Road Bridge and Edinburgh International Airport.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's 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. Please note that no warranty will be given for the systems and appliances – they are sold as seen