



113 CLERMISTON ROAD

Corstorphine, Edinburgh, EH12 6UR



1

Public Room



3

Bedroom



1

Bathroom

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Enjoying a peaceful position within a quiet cul-de-sac, this attractive detached modern house offers well-proportioned accommodation, generous private gardens and a highly convenient Corstorphine setting. The bright interiors have a welcoming sense of space, with the principal living area making the most of its sunny dual-aspect position and pleasant outlook over the front garden.

An inviting entrance vestibule with WC leads into the home, with the generous living and dining room providing an excellent everyday and entertaining space. A feature fireplace creates a natural focal point, while large windows draw in plenty of natural light and frame the leafy garden outlook. The well-appointed breakfasting kitchen offers a practical and sociable space for everyday living.

Upstairs, three comfortable bedrooms with built-in wardrobes are served by a modern family bathroom with a shower-over bath, basin and WC, with useful storage provided from the landing.







FEATURES

- Lovely position in a quiet cul-de-sac
- Detached modern house in popular Corstorphine
- Close to local amenities, schools and Corstorphine Hill
- Entrance vestibule with WC
- Generous, sunny dual-aspect living/ dining room with a lovely front garden outlook and fireplace
- Well-appointed breakfasting kitchen
- Landing with storage
- Three first-floor bedrooms
- Family bathroom
- Thriving private front and rear gardens
- Driveway and integral garage





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The thriving private front and rear gardens provide attractive outdoor space, with established planting and lawns creating a pleasant setting for relaxing and entertaining. A private driveway and integral garage provide excellent off-street parking and storage. Ideally positioned for Corstorphine's excellent range of local amenities, schools and leisure facilities, with Corstorphine Hill close by, this appealing home combines a peaceful residential setting with convenient access to Edinburgh.

Extras: All fitted floor coverings, light fittings and integrated appliances are included in the sale.



“A three-bedroom home with an impressively proportioned living and dining room with a delightful garden outlook.”







CORSTORPHINE

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket and a Co-op.

The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, and tennis, badminton, and squash courts. For enjoying the great outdoors, Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses.

For those needing to travel further afield for work or leisure, Edinburgh International Airport is a short drive away, with two tram stops within close proximity.

The area is also served by regular day and night buses, frequent trains from the South Gyle train station, and excellent road links to the city centre, Glasgow, Fife, and to the south. In addition, Corstorphine provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessible.

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