



Solicitors & Estate Agents



Offers Over

£230,000

11 Clermiston Green

Clermiston | Edinburgh | EH4 7PB

A superb opportunity to acquire this lovely two-bedroom semi-detached house, pleasantly positioned on a peaceful, leafy street in the popular Clermiston area of Edinburgh. With private front and rear gardens, a driveway and excellent access to local amenities and transport links, the property is ideal for first-time buyers, couples and young families.

-  2 bedrooms
-  2 public room
-  1 bathroom
-  Private gardens
-  Driveway
-  EPC Band - D
-  Council Tax Band - D



Description

A welcoming entrance hallway provides access to the ground-floor accommodation. The light and spacious front-facing reception room offers a comfortable setting to relax and unwind, with an electric fireplace creating an attractive focal point. To the rear, the kitchen/diner is fitted with a range of included white goods and features partial tiling to the splash areas for easy upkeep. There is ample space for a dining table and chairs, while a useful understairs cupboard provides additional storage. The first-floor landing provides access to the attic via a Ramsay ladder. The attic is partially floored, offering useful additional storage space. The principal bedroom is a generously proportioned double room enjoying a pleasant leafy outlook to the front. Superb fitted wardrobes provide excellent storage, while there remains ample space for additional freestanding furniture. Bedroom two is another comfortable double room, featuring twin windows and offering flexibility to suit a variety of needs, whether as a guest bedroom, nursery or home office. Completing the accommodation is a fully panelled shower wet room fitted with a heated towel rail.



Further benefits include gas central heating and double glazing.

Gardens & Parking

Externally, the property enjoys private garden space to both the front and rear. The rear garden is a particular highlight, offering generous proportions and a combination of slabbed patio, well-maintained lawn and decking, providing great space for outdoor dining, entertaining and relaxation. A private driveway provides off-street parking for three or more vehicles.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, hood, fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





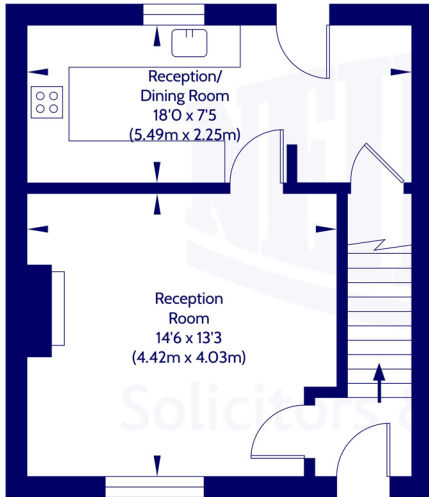
Location

Clermiston provides local convenience shopping within easy walking distance of this property with the Gyle Shopping Centre and Hermiston Gait only a short drive away providing a wide range of major retail outlets and services. Neighbouring Corstorphine offers a Tesco Extra and Lidl Supermarket along with a wide range of independent shops and services, cafes, restaurants & take-aways. Schools catering for all age groups are easily accessible and a frequent public transport service operates close by offering swift access to the Edinburgh city centre and the surrounding areas. Leisure and recreational opportunities in the area abound and include the Drumrae and David Lloyd Leisure Centres, Corstorphine Hill Nature Reserve, local golf courses, tennis club and the Drumrae Library and Community Hub. The area is ideal for commuters as links to the City Bypass, M8/M9, the Queensferry Crossing and Edinburgh International Airport are all close at hand.

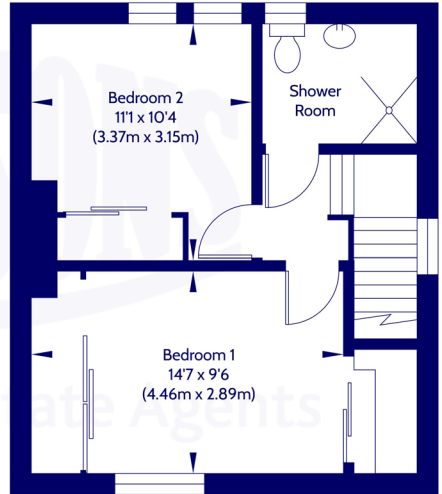




Approx. Gross Internal Floor Area 70 Sq M / 751 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

