



Solicitors & Estate Agents



Offers Over

£285,000

12 Clermiston View

Clermiston | Edinburgh | EH4 7BS

Immaculately presented throughout, this three bedroom mid terraced villa offers bright and well-proportioned accommodation complemented by private gardens. Situated in the popular Clermiston area, the property is ideally placed for local amenities, nearby green spaces and convenient access to the city centre.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Front & rear gardens
-  On street parking
-  EPC rating – C
-  Council tax band - D



Description

The welcoming hallway includes understair storage and leads to a bright lounge/dining room on the right, overlooking the green and centred around a cosy gas fire. The modern kitchen is fitted with a range of wall and base units with co-ordinated worktops and tiled splashbacks, a breakfast bar, and a door opening onto the garden. There are three double bedrooms, two with built-in storage, and a bathroom with a crisp white suite, heated towel rail and shower over the bath. Further benefits include a floored attic with lighting and a Ramsay ladder, gas central heating with a new boiler installed in 2026, and double glazing.



Extras

Included in the sale will be the five ring gas hob and electric oven, and garden shed.

Gardens and parking

A front garden laid to lawn creates an attractive approach to the property. To the rear, the delightful fully enclosed, tree lined, tiered garden features artificial turf, a patio and decking, providing a peaceful setting for relaxing and dining during the warmer months, as well as a safe space for children and pets. Unrestricted parking is available on the street.

Viewing

By appointment through Neilsons (0131 625 2222).





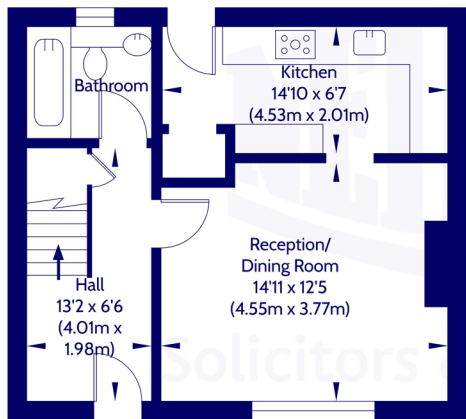
Location

Clermiston provides local convenience shopping, and the Gyle Shopping Centre and Hermiston Gait are only a short drive away providing a range of 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 include the Drumbrae and David Lloyd Leisure Centres, Corstorphine Hill Nature Reserve, local golf courses, tennis club and the Drumbrae 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.

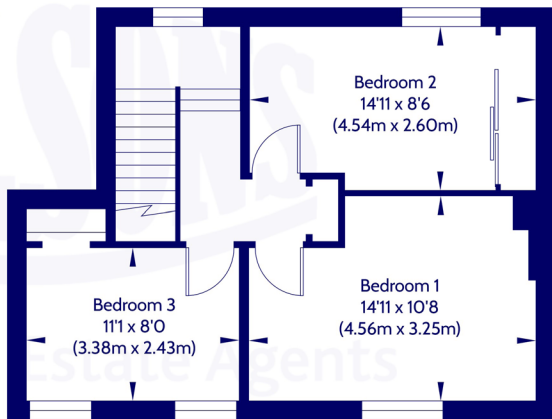




Approx. Gross Internal Floor Area 83 Sq M / 890 Sq Ft.



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

