



23 Clerwood Bank

Corstorphine, Edinburgh, EH12 8PZ

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Nestled at the end of a cul-de-sac, this four-bedroom semi-detached house in Corstorphine is an outstanding residence which has been upgraded and extended in the last three years. The family home is finished to exceptional standards, incorporating modern interior design and high-quality fixtures and fittings. The southwest-facing property further boasts a high-spec kitchen and two washrooms (all recently installed approximately three years ago), private parking for two cars, and a family-friendly rear garden.

Inside, a naturally-lit hall with under-stair storage provides a wonderful first impression before leading into the living room. Here, neutral décor and a wood-inspired floor create an elegant environment for daily use. It is well-proportioned for comfy lounge furniture, and is brightly illuminated by a southwest-facing picture window. The adjacent breakfasting kitchen/dining/family room is the sociable heart of the home. It spans the entire width of the property to provide ample floorspace for a table and chairs and additional furnishings; plus, French doors extend the space out into the garden for summer soirees. Furthermore, it has a stylish Shaker-inspired aesthetic, equipped with generous cabinet storage and deluxe Corian worksurfaces. A fitted breakfast bar, undercabinet lighting, and seamlessly integrated appliances further enhance the sophisticated look. Completing the ground floor is a double bedroom and a high-specification shower room, fitted with a walk-in rainfall shower, premium tiling, and underfloor heating.

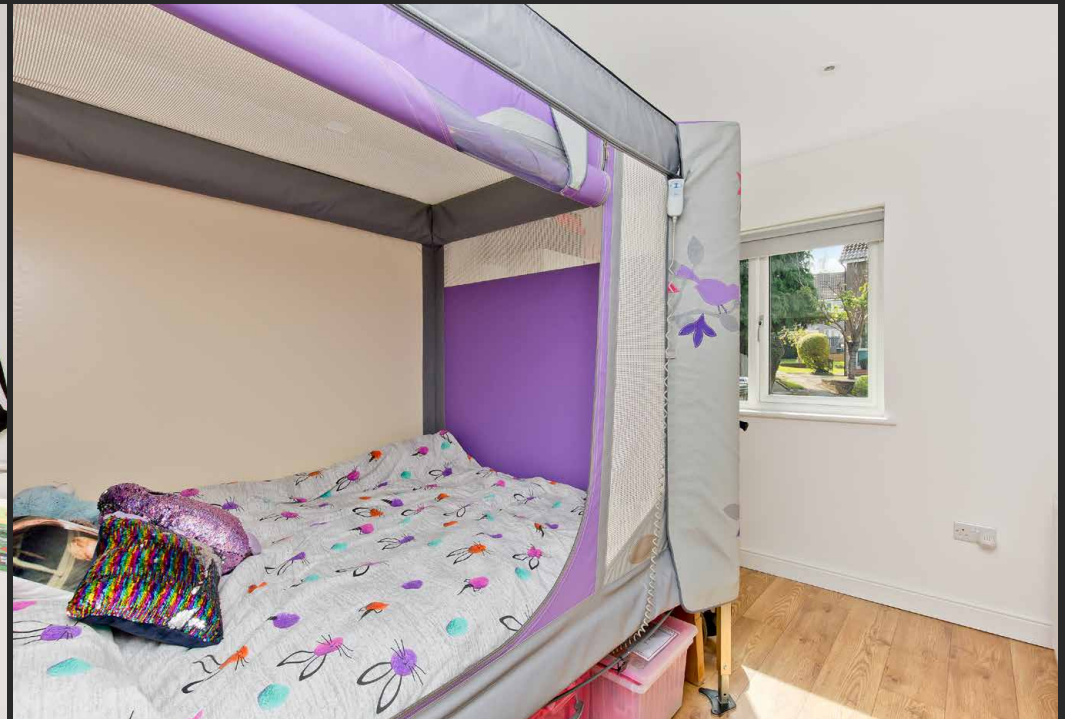
Features

- An extended semi-detached house
- Situated in popular Corstorphine
- High-quality fixtures and fittings
- Modern interior design throughout
- Naturally-lit hall with storage
- Southwest-facing living room
- Breakfasting kitchen/dining/family room
- Three airy double bedrooms
- Versatile single bedroom/office
- High-specification shower room
- Contemporary family bathroom
- Landscaped rear garden
- Front garden/double driveway
- Underfloor heating (in the shower room)
- Gas central heating and double glazing
- EPC Rating - C





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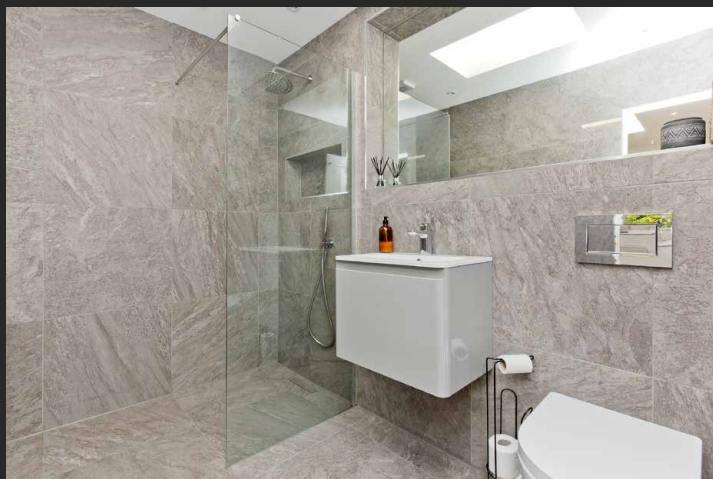
The three remaining bedrooms are upstairs off a naturally-lit landing. They are comprised of two airy doubles and a versatile single, which is arranged as an office/dressing room showcasing the flexibility of the home. All four bedrooms are finished with modern décor, adhering to the high standards found throughout. The accommodation is completed by a contemporary family bathroom, which has an on-trend design and overhead shower. Gas central heating and double glazing ensure year-round warmth.

Outside, the home boasts a large rear garden that is family and pet friendly, coming fully enclosed and with a beautiful landscaped design. It incorporates outdoor lighting and electricity, an artificial lawn and neat patio areas for alfresco dining in the sun. To the front, there is a well-kept lawn and a monoblock double driveway for off-street parking.

Extras: all fitted floor coverings, window blinds, light fittings, wardrobe fixtures from bedroom four, and integrated kitchen appliances (ceramic hob, double ovens, full-size fridge, freezer, dishwasher, and washer/dryer) to be included in the sale.

Corstorphine, Edinburgh

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 accessed.

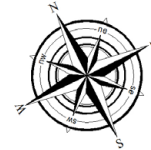
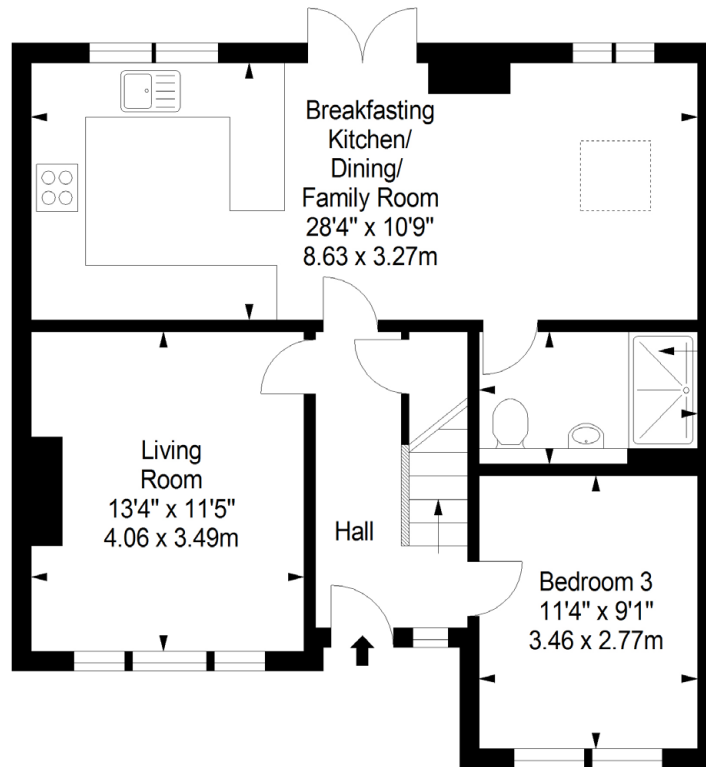




Floorplan

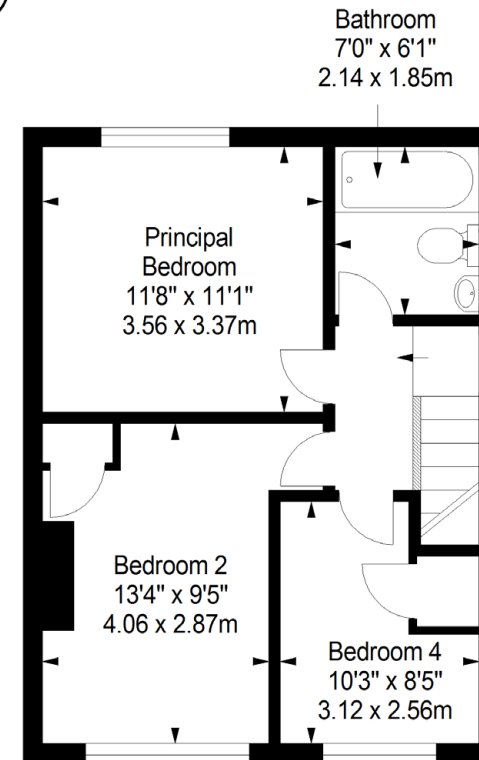
Ground Floor

Approx. 67.4 sq. metres (725.5 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.7 sq. feet)



89-91 Morrison Street, Edinburgh, EH3 8BU
0131 337 7771
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