

● Beveridge
● Philp
& Ross

0131 554 6244



Offers Over £335,000

82 Clerwood Park, Corstorphine, Edinburgh EH12 8PR





Extremely Appealing End Terraced Villa Enjoying Large Corner Plot Some Upgrading Beneficial

An excellent opportunity to acquire an extremely appealing end-terraced villa boasting a large corner plot at the end of a quiet cul-de-sac in the highly sought after district of Corstorphine, convenient for access to local amenities, schools and transport links.

This desirable family home offers a generously proportioned and flexible living space over two levels with excellent storage including a useful sizeable attic. While carefully maintained and well presented the charming interior would now benefit from some upgrading. In brief, the spacious accommodation comprises: welcoming entrance hall, delightful lounge overlooking the mature front garden and open to bright dual aspect dining room with door to the rear porch, good sized fitted kitchen, three comfortable bedrooms with fitted wardrobes and shower room. Comfort is assured by means of gas central heating (new boiler fitted Feb 2022) complemented by the installation of double-glazed windows. The mature, well stocked gardens are thoughtfully laid out to provide a range of interest/colour and to enjoy much of the day's sunshine. There is a single garage to the rear of the property with up and over door, light and power with double doors to the side providing access for additional off-street parking.

ACCOMMODATION (WIDEST POINTS)

Lounge	4.34 m x 4.06 m / 14'3" x 13'4"
Dining Room	3.58 m x 3.02 m / 11'9" x 9'11"
Kitchen	3.35 m x 2.39 m / 11'0" x 7'10"
Bedroom 1	3.56 m x 3.35 m / 11'8" x 11'0"
Bedroom 2	4.11 m x 2.82 m / 13'6" x 9'3"
Bedroom 3	3.05 m x 1.83 m / 10'0" x 6'0"
Shower Room	2.36 m x 1.83 m / 7'9" x 6'0"

LOCATION

Corstorphine provides excellent local amenities including a large Tesco Superstore and nearby Gyle Shopping Centre with a good range of major retail outlets. Edinburgh Business Park and Royal Bank Headquarters at Gogar are both also easily accessible. Schools catering for all age groups are easily accessible with Edinburgh College and Heriot Watt University also within easy reach. Recreational facilities in the vicinity include David Lloyd and Drum Brae leisure centres, Edinburgh Zoo, BT Murrayfield Stadium and pleasant walks in the Corstorphine Hill Nature Reserve. A frequent public transport service operates to many parts of the city with easy access to the city bypass linking with major motorway networks.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

EXTRAS All fitted floor coverings, curtains and blinds

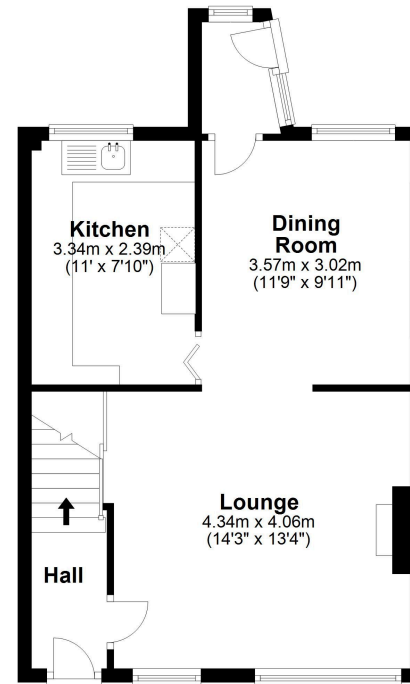
EPC RATING C

VIEWING By appointment, please telephone 0131 554 6244

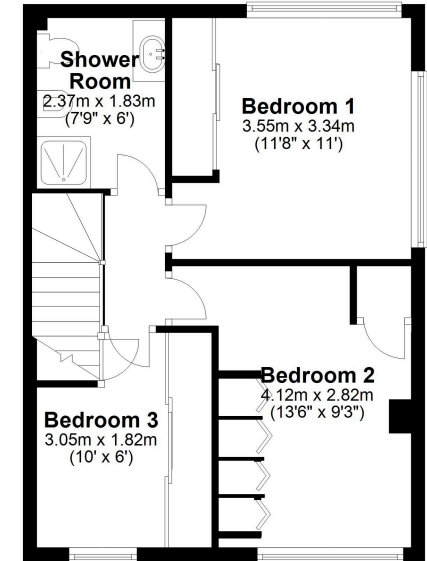




Ground Floor



First Floor



Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.

Beveridge
Philp
& Ross

22 Bernard Street, Leith, Edinburgh, EH6 6PS
T: 0131 554 6244 • E: mail@bprsolicitors.co.uk

bprsolicitors.co.uk



A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.