

107 Caroline Terrace

CLERWOOD, EDINBURGH, EH12 8QU



*REMARKABLE 4 BEDROOM PROPERTY, FULLY
RENOVATED TO AN IMPECCABLE STANDARD*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





Jonny Clifford with McEwan Fraser Legal is delighted to present this remarkable four-bedroom semi-detached home, presented to the market in stunning, walk-in condition. It has been renovated and extended to the very highest of standards. Every detail has been thoughtfully considered, creating a home that is as practical as it is elegant, perfectly tailored for modern family living.

THE PROPERTY

From the moment you step inside, the sense of light and space is immediately apparent. The heart of the home is the stunning open-plan living, dining, and kitchen area, a beautifully extended space enhanced by four expansive skylights that flood the room with natural light throughout the day. This is a room designed for both everyday family life and entertaining on a grand scale, with a seamless flow to the garden for effortless indoor-outdoor living.



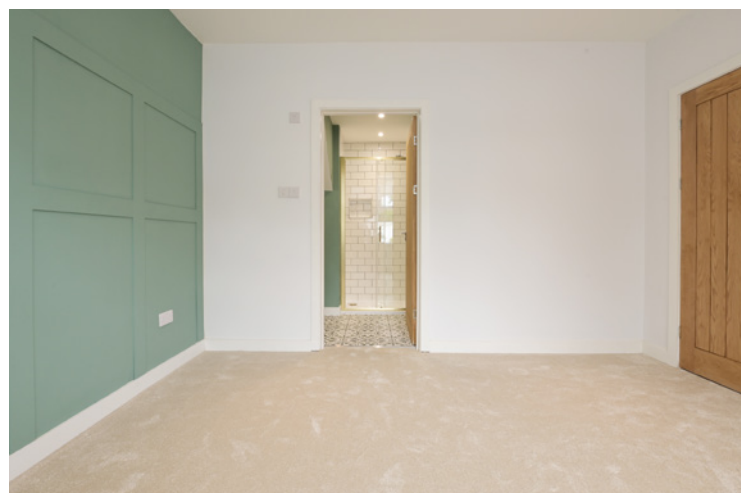






THE PROPERTY

The accommodation comprises four generously sized double bedrooms. Three are located on the main floor, while the thoughtfully converted attic provides a superb fourth bedroom, boasting sweeping views across the Edinburgh skyline, the perfect retreat to wake up to.

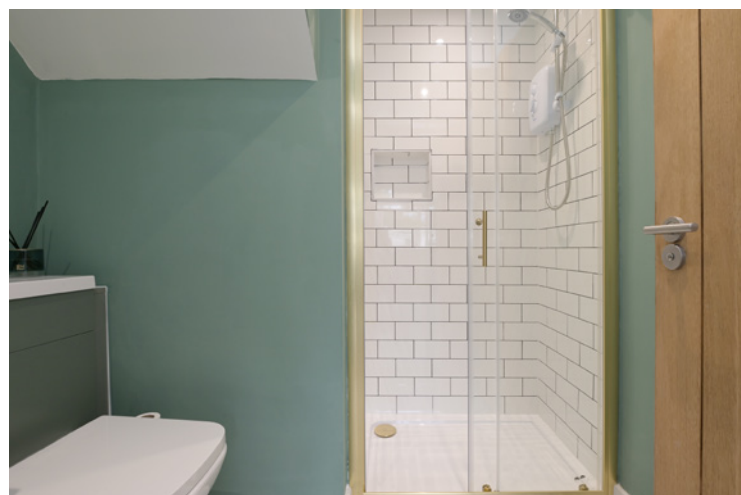


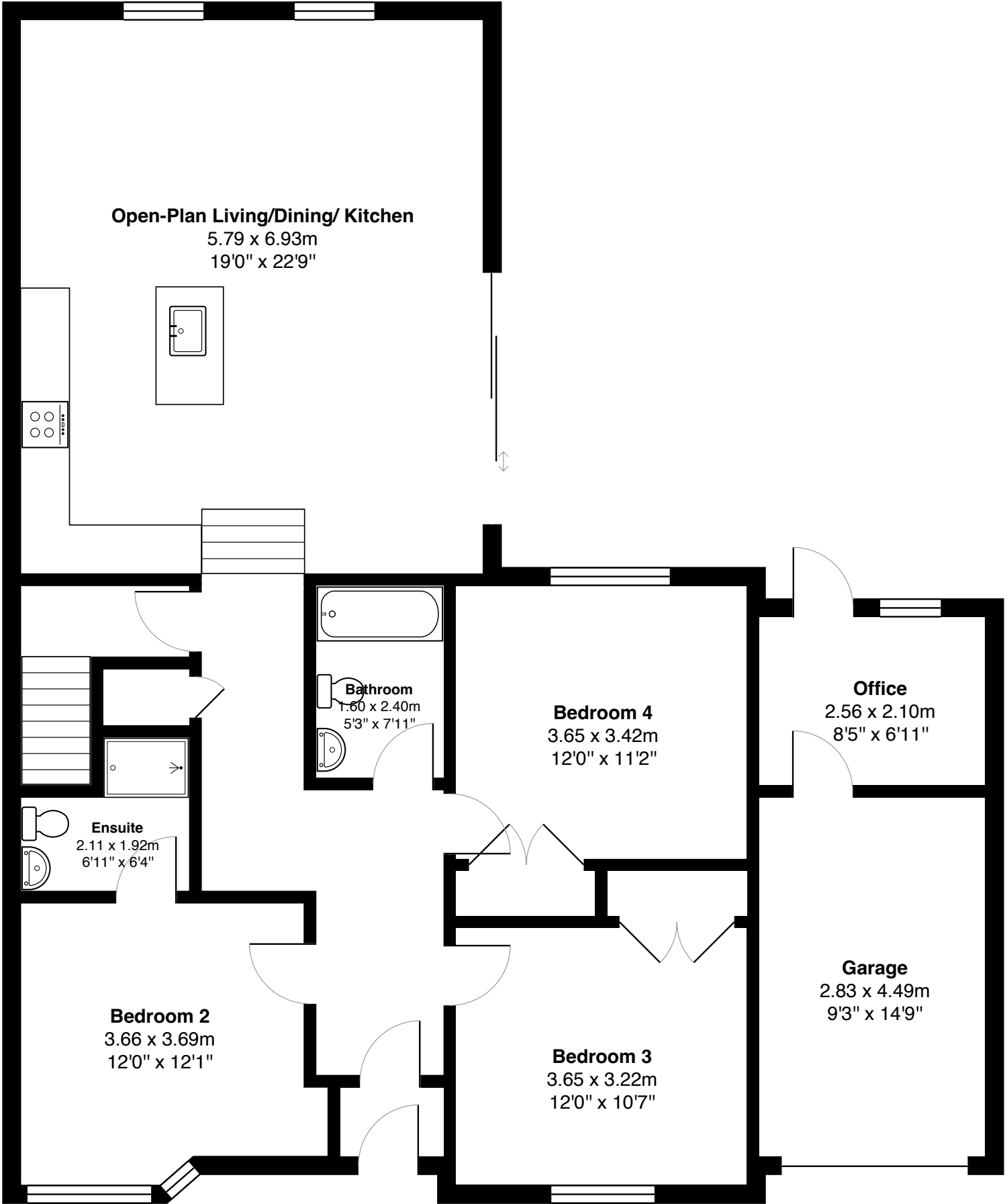




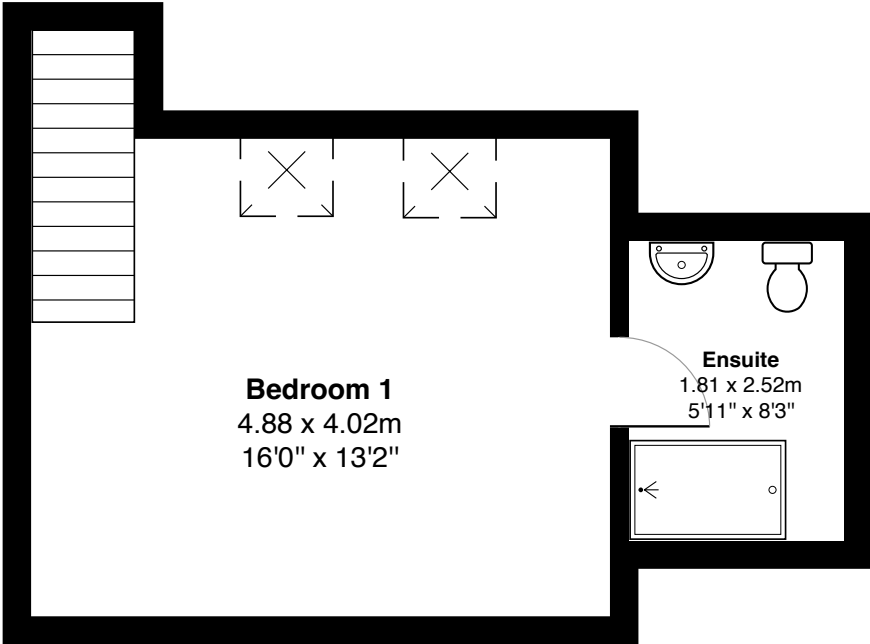
THE PROPERTY

The property is further enhanced by three stylish bathrooms, all finished to an exceptional specification, combining contemporary design with timeless quality. Every element, from the fixtures to the finishes, speaks to the care and investment that has gone into creating this outstanding home.





Gross internal floor area (m²): 126m²
EPC Rating: C



THE EXTERIOR

Practicality is just as important as style. The property benefits from a private garage as well as a separate, purpose-built outdoor office, an invaluable addition for those working from home or running a small business. Flexible in its use, this space offers both privacy and inspiration, set apart from the main house.

Externally, the home is complemented by attractive south-facing gardens that provide the perfect backdrop for family life, with ample space for children to play or for relaxing and entertaining in warmer months.





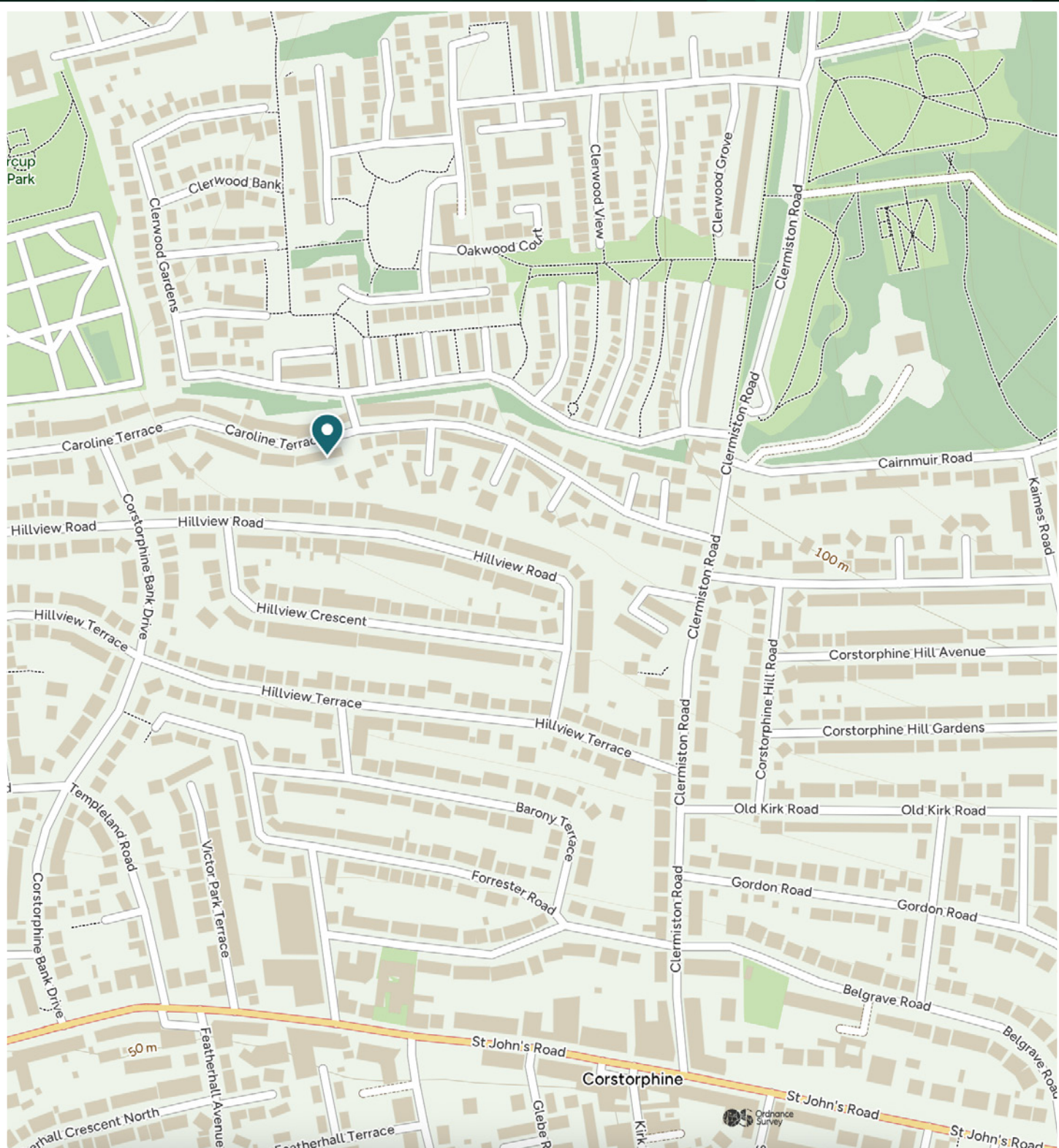
THE LOCATION

Clerwood is a peaceful and highly regarded residential pocket within the wider Corstorphine area of Edinburgh, prized for its leafy surroundings, family-friendly atmosphere, and excellent connections across the city. Tucked away from the bustle yet conveniently close to amenities, Clerwood offers the perfect balance of suburban tranquillity and urban convenience.

The area is particularly popular with families, thanks to its proximity to highly regarded schools and its abundance of green space. Residents enjoy easy access to Corstorphine Hill, a beautiful natural haven ideal for walking, running, and enjoying panoramic views across the city. Edinburgh Zoo and a variety of local parks are also close at hand, adding to the appeal for families and nature lovers alike.

Everyday needs are well catered for, with shops, cafes, and services available nearby in Corstorphine, while larger retail and leisure options can be found at The Gyle Shopping Centre and Hermiston Gait. Excellent transport links ensure swift connections into Edinburgh's city centre, while the City Bypass, M8, and Edinburgh Airport are all easily accessible making Clerwood an ideal base for commuters and travellers. Combining a strong sense of community, a wealth of amenities, and a location that offers both greenery and convenience, Clerwood is a highly desirable place to call home.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JONNY CLIFFORD
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes only and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing from their solicitor what's included with the property including any land, the dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.