

16 Clerwood Grove

CORSTORPHINE, EDINBURGH, EH12 8PN



Attractive three-bedroom detached family home with private driveway, garage, bright living spaces and landscaped rear garden in sought-after Corstorphine



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An attractive three-bedroom detached family home set within a popular residential area and benefiting from a private driveway, garage, front garden and enclosed rear garden. The property opens into a welcoming, bright and spacious hallway, finished in neutral décor and creating an inviting first impression. A carpeted staircase leads to the first-floor accommodation.

THE LIVING ROOM



The living room is spacious and traditionally styled, with a large window allowing an abundance of natural light to fill the room. An elegant feature fireplace creates an attractive focal point, while patterned wallpaper in soft neutral tones adds character and warmth to the space.

Adjoining the living room is the dining area, creating a natural flow between the two spaces and making it ideal for both everyday living and entertaining. Sliding glazed patio doors provide direct access to the rear garden, bringing in further natural light and creating an easy connection between the indoor and outdoor areas.

THE DINING ROOM



THE KITCHEN



The kitchen is fitted with cooking appliances and light wood cabinetry, with designated standalone space for both a washing machine and dishwasher. Windows allow plenty of natural light into the room, while the adjoining dining area provides additional space for a table and also benefits from direct access to the rear garden, making the ground floor particularly well suited to family living.





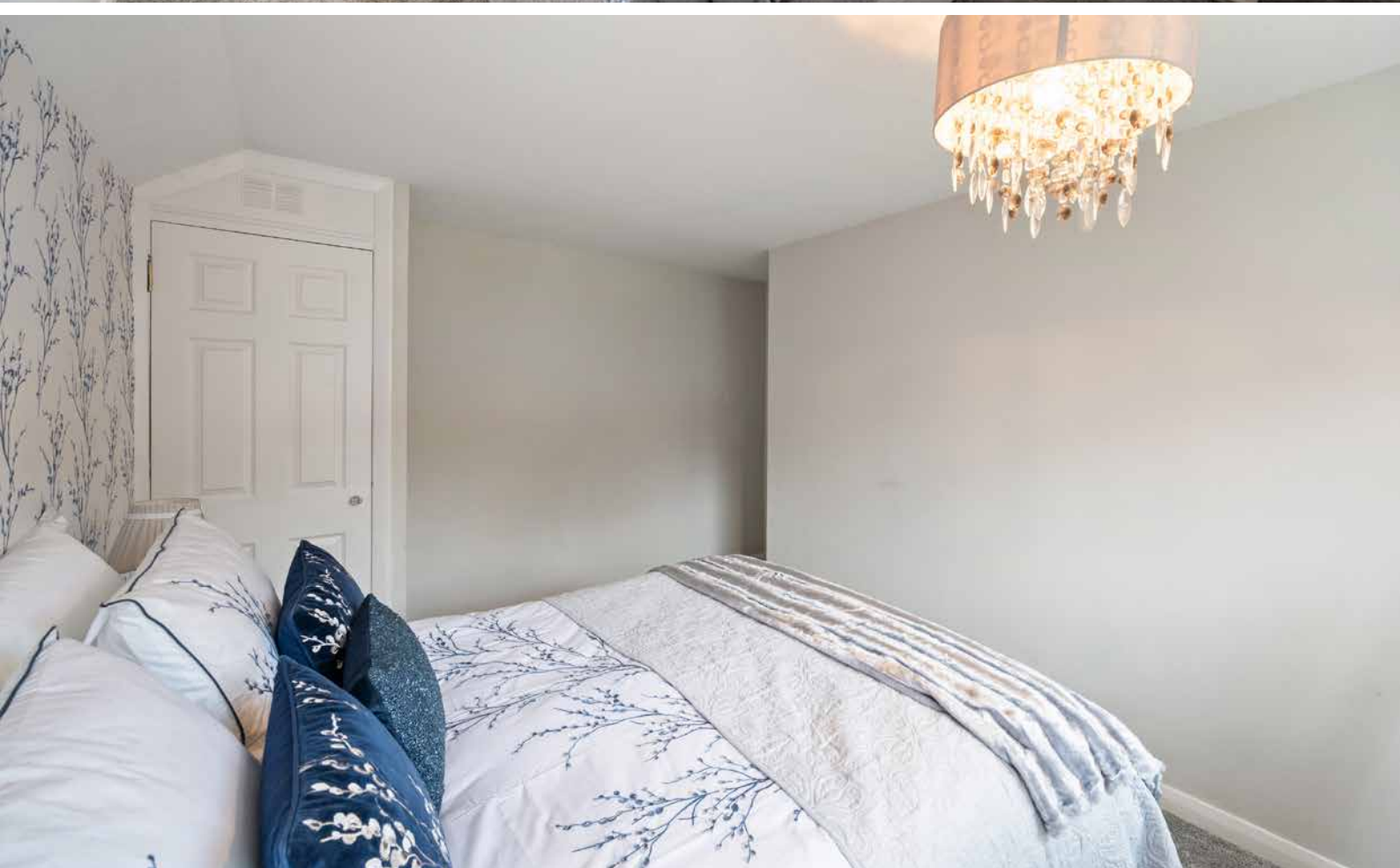
The first floor offers three bright and spacious bedrooms, all finished in neutral décor. Two of the bedrooms are double-sized, while the third is a single bedroom. The main bedroom benefits from built-in storage, while the single bedroom also features fitted storage, providing useful additional space.

The family bathroom is traditionally styled and fitted with a white three-piece suite, creating a clean and timeless finish that complements the character of the home.

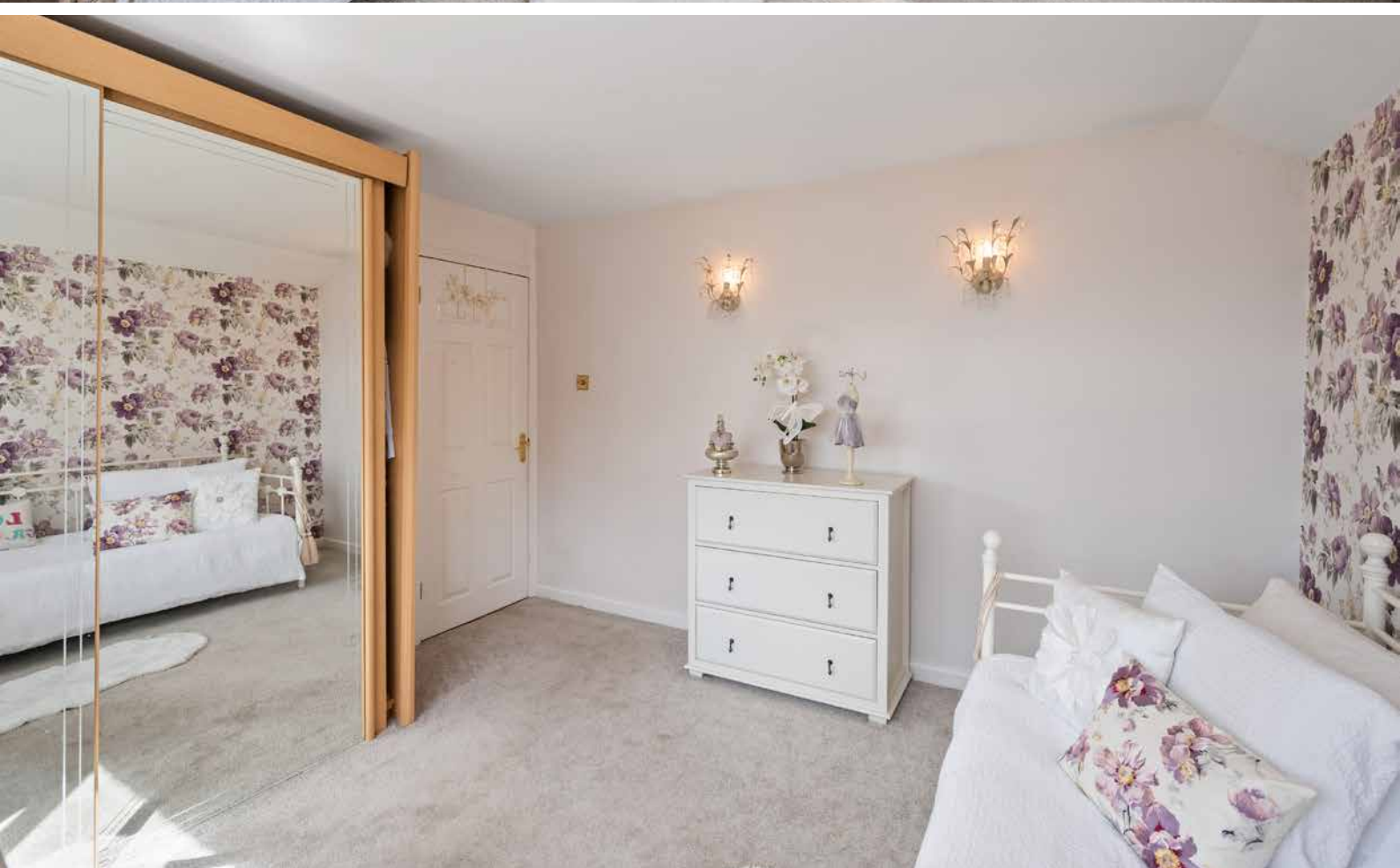
THE BATHROOM



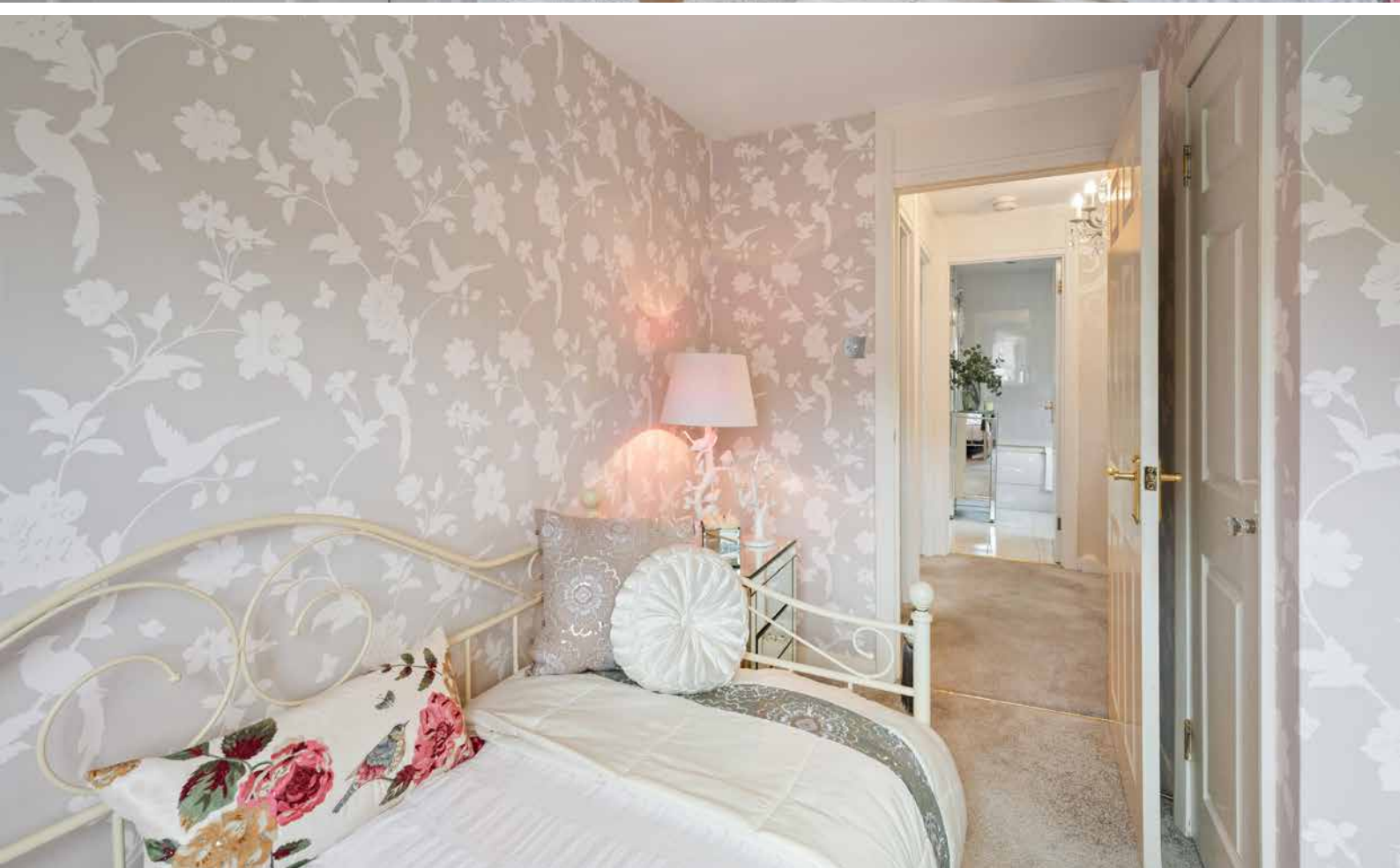
BEDROOM 1



BEDROOM 2



BEDROOM 3



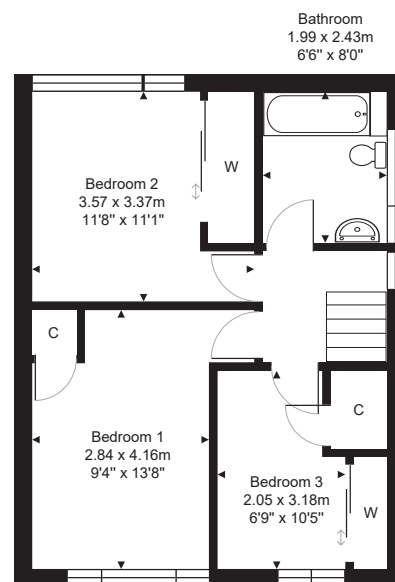
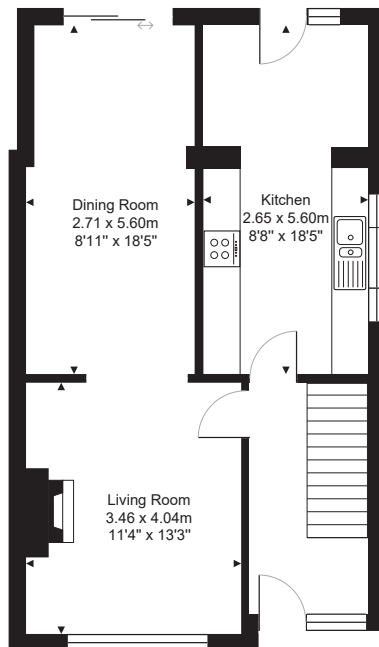
Externally, the property benefits from a private driveway and garage, providing off-street parking and useful storage. The rear garden is attractively arranged with decorative stone, mature planting and areas of stone paving, creating a low-maintenance outdoor space ideal for relaxing or entertaining.

With its detached setting, generous outdoor space, private parking and well-arranged three-bedroom accommodation, 16 Clerwood Grove represents an excellent opportunity for buyers seeking a family home in a well-established and highly convenient part of Edinburgh.

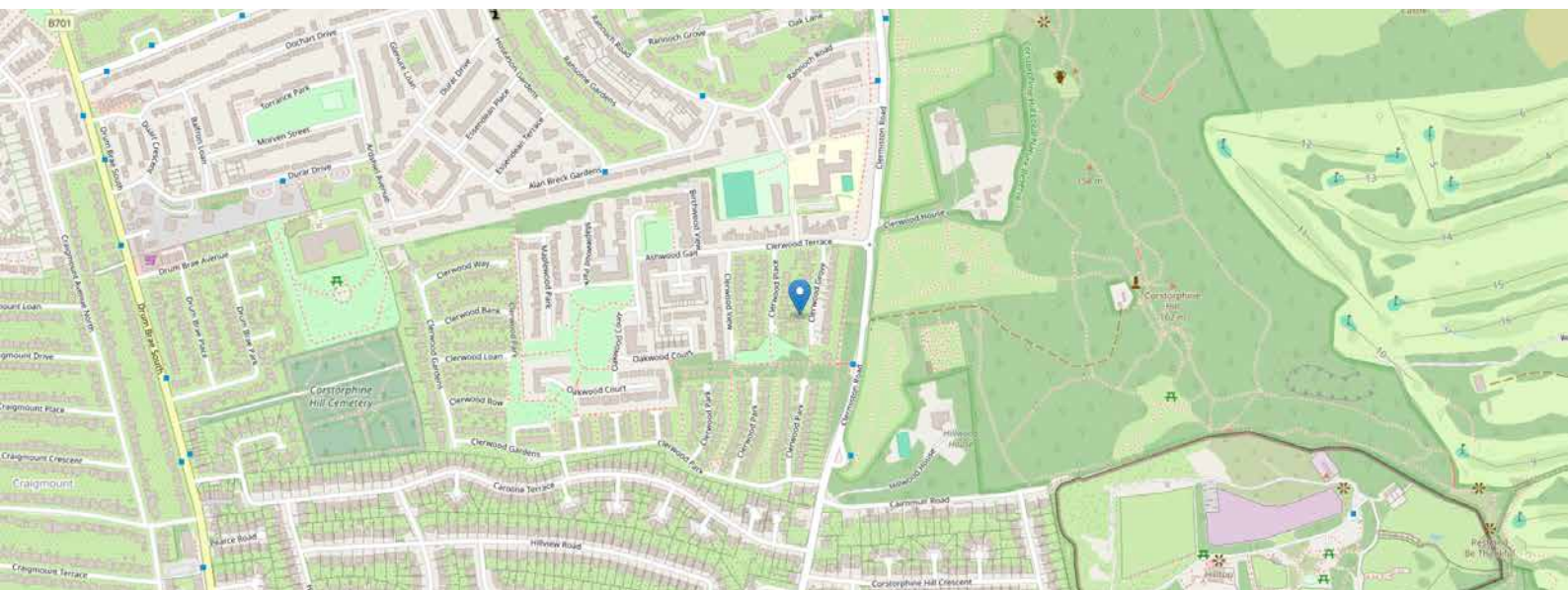
EXTERNALS



Garage
2.83 x 5.44m
9'3" x 17'10"



Gross internal floor area (m²): 98m² | EPC Rating: D



THE LOCATION

Situated in the highly sought-after Corstorphine area of Edinburgh, the property enjoys a convenient residential setting with excellent access to a wide range of local amenities, schools and transport links.





Corstorphine offers an excellent selection of shops, cafés, restaurants and everyday services, while larger retail facilities can be found nearby at The Gyle Shopping Centre and along St John's Road. The area is also well served by reputable schools and a variety of leisure facilities, making it particularly popular with families. Regular bus services provide straightforward access into Edinburgh city centre, while nearby road links offer convenient connections to the City Bypass, M8 and Edinburgh Airport.

For those who enjoy the outdoors, the area also benefits from nearby green spaces, parks and walking routes, including Corstorphine Hill, providing a welcome balance between city convenience and outdoor living.

With its strong local amenities, excellent connectivity and established residential appeal, Corstorphine remains one of Edinburgh's most desirable areas for family living.



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