

34 Clerwood Gardens

EDINBURGH, EH12 8PT



SPACIOUS THREE-BEDROOM SEMI-DETACHED HOME WITH GENEROUS GARDENS AND GARAGE



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Nestled within a sought-after residential setting, this impressive three-bedroom semi-detached home offers generous accommodation throughout, complemented by a substantial rear garden and the added benefit of a private garage. Beautifully presented and well-maintained, the property is ideally suited to a variety of buyers, including growing families and professionals alike.

The accommodation begins with a welcoming and spacious entrance porch, providing an excellent first impression and practical additional space. Internally, the bright and generously proportioned living room enjoys large windows that flood the space with natural light, creating a warm and inviting atmosphere. A charming fireplace serves as an attractive focal point, while useful under-stair storage enhances the practicality of the home.

The Property





The living room flows seamlessly into the dining room, offering an ideal setting for both everyday family life and entertaining guests. Large patio doors provide direct access to the rear garden, allowing for an abundance of natural light and effortless indoor-outdoor living.





Positioned just off the dining room, the kitchen is fitted with an excellent range of storage units, ensuring ample space for all culinary needs. A further door from the kitchen also leads directly to the garden, adding convenience and functionality.



The upper level comprises three well-proportioned bedrooms, each offering comfortable accommodation with flexibility for family living, guest space or home working requirements. Completing the accommodation is the contemporary family bathroom, featuring fully tiled walls in neutral tones, a heated towel rail and a stylish modern finish.





Bedroom 2

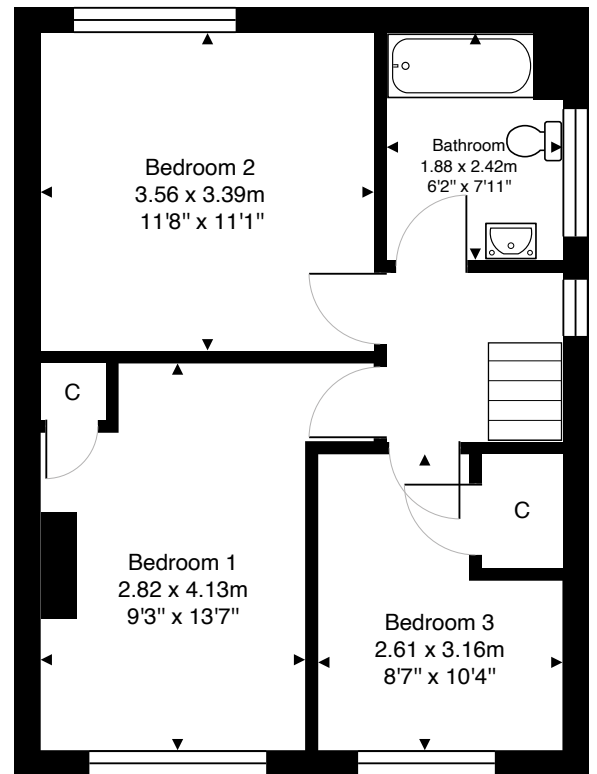
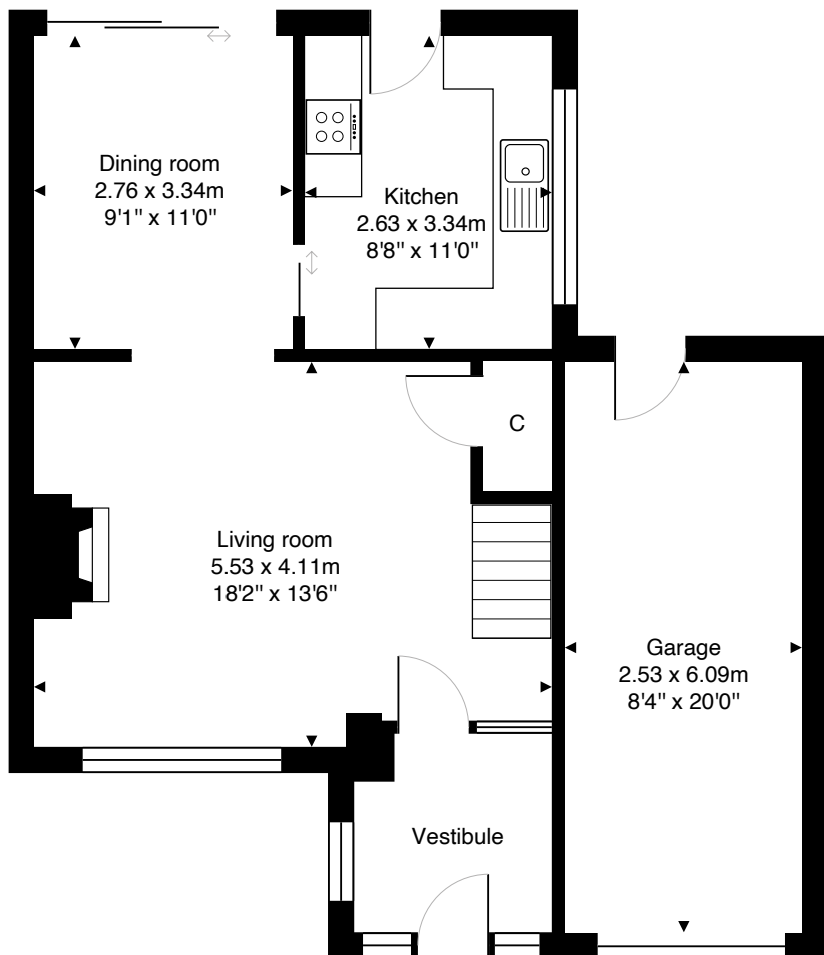




Bedroom 3







Gross internal floor area (m²): 89m²

EPC Rating: C



Externally, the property continues to impress with its sizeable and well-maintained rear garden. Predominantly laid to lawn, the garden provides an excellent space for children to play or for keen gardeners to enjoy, while the patio area offers the perfect spot for outdoor dining and relaxation during the warmer months.

Further enhancing the appeal of this excellent home is the inclusion of a private garage, providing valuable storage space or secure parking.

The Property



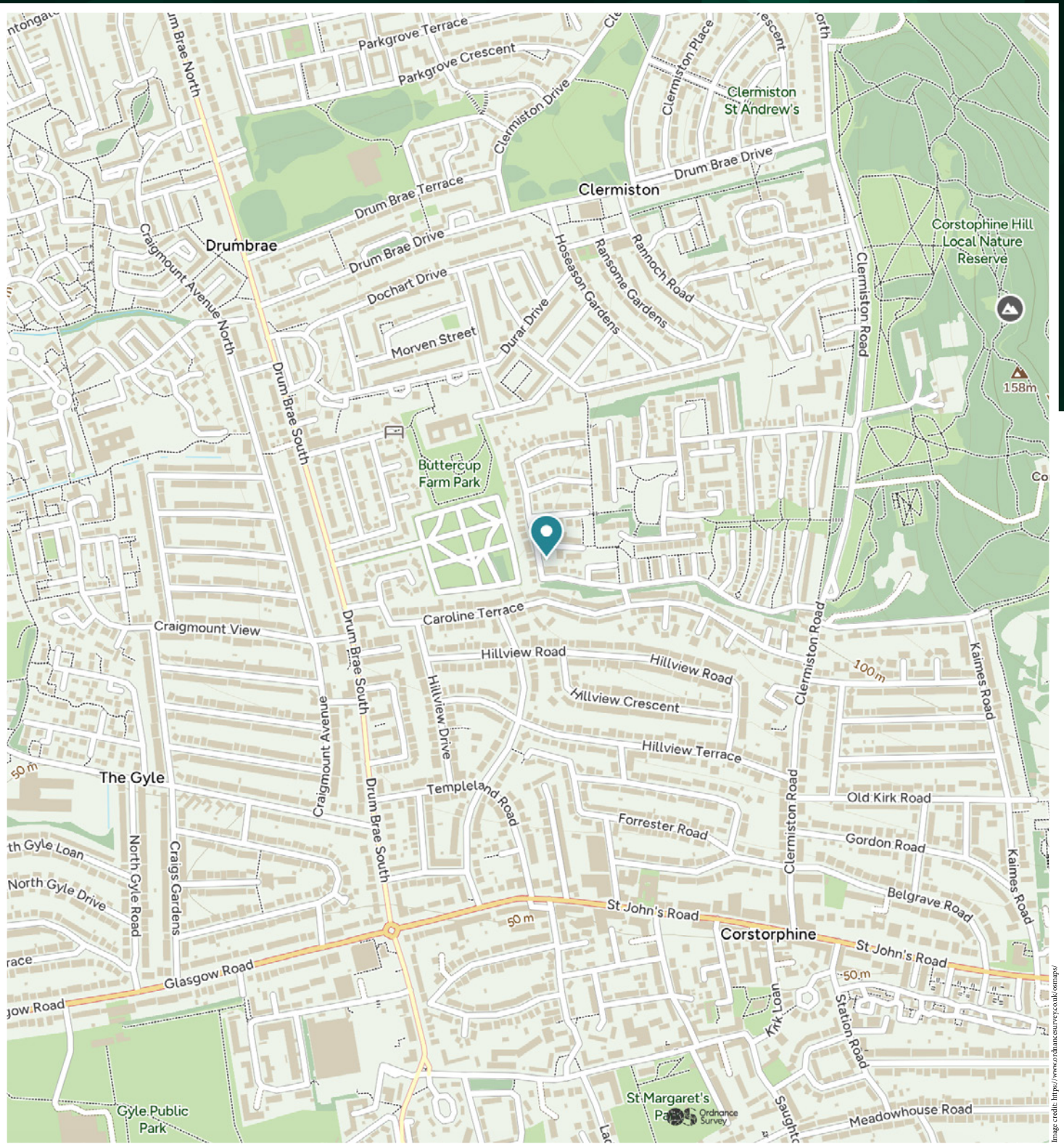
CORSTORPHINE HILL NATURE RESERVE

34 Clerwood Gardens enjoys a desirable position within the established and highly regarded Clermiston district of Edinburgh, lying to the west of the city centre. The area is particularly popular with families and professionals alike, thanks to its excellent local amenities, reputable schooling, and superb transport links.

Residents benefit from everyday conveniences, with local shops and supermarkets close at hand, while more extensive retail facilities can be found at The Gyle Shopping Centre and nearby Corstorphine, plus a selection of cafés, restaurants, and leisure facilities. For outdoor enjoyment, Corstorphine Hill Nature Reserve offers woodland walks and panoramic views, and Drumbrae Leisure Centre provides sporting facilities.

The area is well served by highly regarded primary and secondary schools, making it an excellent choice for families. Regular bus services provide swift access to Edinburgh City Centre and surrounding areas, while the City Bypass, Edinburgh Airport, and the central motorway network are easily reached—ideal for commuters. Combining a peaceful residential setting with exceptional convenience, Clermiston remains one of Edinburgh's most sought-after places to call home.

The Location



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