

19 Clerwood Park

EDINBURGH, EH12 8PW



*Extremely well-presented three-bedroom
semi-detached home in Corstorphine*



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McEwan Fraser Legal is delighted to present this exceptionally appealing semi-detached villa which is situated on a peaceful cul-de-sac in the highly sought-after Corstorphine area of the capital. The property is well-presented throughout and offers a generously proportioned and flexible living space which would be perfectly suited to the growing family and those working from home on a more permanent basis.

THE LIVING ROOM

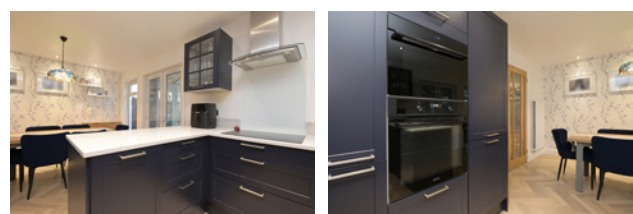


The internal accommodation briefly comprises an entrance porch leading to a generous living room with a large picture window overlooking the front garden. Leading off the living room is the kitchen/diner with a continuation of the wooden floor and neutral décor, which leads to the conservatory at the rear of the property.

THE KITCHEN/DINER



The kitchen/diner offers a range of wall and base units, splashback silestone and integrated appliances. The sunny west-facing conservatory is a great space for a second reception room and showcases the rear garden.



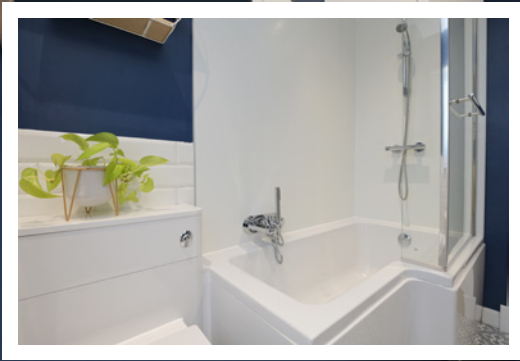
THE CONSERVATORY





To the upper level are three well-proportioned bedrooms and a three-piece family bathroom. Overlooking the rear is a good-sized double bedroom with ample space for freestanding furniture. A further double bedroom with a large picture window and a third bedroom ideal for a children's nursery or home office complete the accommodation internally.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



The property is quietly positioned in a cul-de-sac on a generous plot. To the front is a spacious enclosed lawned garden with a paved path leading to the entrance of the property. To the rear is a sunny west-facing split-level garden offering a good-sized patio area that can be accessed via the kitchen or conservatory and makes an ideal space for outside entertaining. To the rear of the garden is a private lock-up garage with on-street parking available.

EXTERNALS



THE LOCATION

This property is situated in the Corstorphine district of Edinburgh, ideally placed for local shopping, transport, educational and recreational facilities. Local shopping can be found close by at the Gyle Shopping Centre with its major High Street outlets namely Marks & Spencer and Morrisons to name but a few and here you will find everything for all your monthly requirements.





There is an excellent bus service a few minutes from the property which will take you east into the city centre and beyond or heading west to Edinburgh Airport and the outskirts, there is also South Gyle train station which is within easy walking distance of the property. The Edinburgh city bypass is within a minute's drive from the property and provides access to a number of areas within the city and to East Lothian and the A1. The property is also ideally placed for easy access to the M8 and M9 motorway networks.

Local state and private schools are also a short distance from the property as are a wide range of recreational facilities.



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