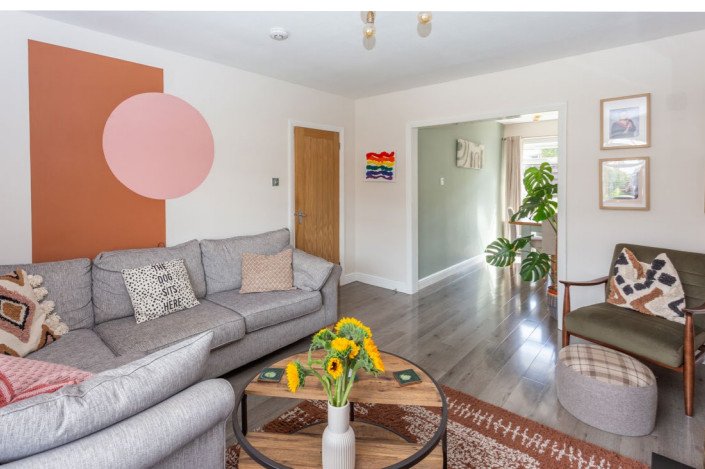




13 Clerwood View,
Edinburgh
EH12 8PH



Semi detached
House



accommodation

- Entrance vestibule & hall
- Sitting room
- Dining room
- Fitted kitchen
- Three bedrooms
- Bathroom
- Garage & driveway
- Enclosed rear garden

features

- Feature stove and mantel
- Laminate flooring
- Neutral decor
- Gas central heating
- Double glazing
- Floored attic
- Mature gardens
- Popular residential location

description

Beautifully presented, modern semi detached family home, offered for sale in move in condition. The property has been modernised to an excellent standard and benefits from a feature gas stove, new boiler and radiators, yet still offers excellent potential to extend/convert, subject of course to the usual local authority permissions. The accommodation comprises entrance vestibule and hall with understair storage, sitting room with feature stove and mantel, semi open plan to dining room which overlooks the rear garden. The modern kitchen is fitted with a range of wall and base units and integrated appliances and a door to the rear garden. On the upper floor there are three bedrooms, all with storage and a bathroom with white suite, thermostatic shower over the bath and built in storage. There is an enclosed garden to the rear, which is laid to lawn, with mature borders and a patio area. A monoblock driveway leads to a single garage which completes the specification. Early viewing is highly recommended.



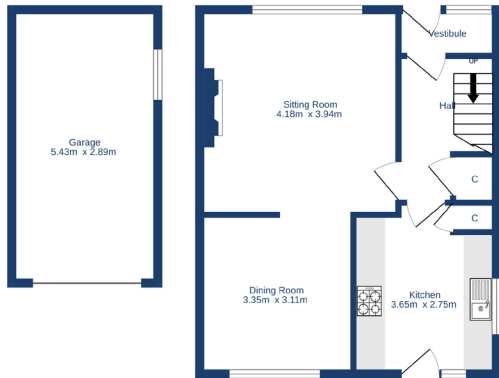
Items to be included in the sale price:

Fitted flooring, ceiling light fittings, stove, blinds, curtains, freestanding unit in dining room, wardrobes in bedroom 2, oven, hob, extractor hood, washing machine and dishwasher.

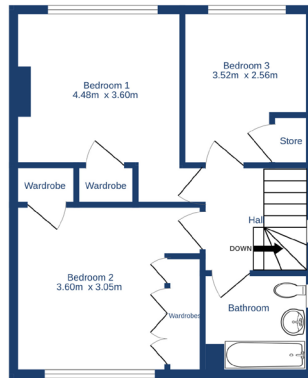




Ground Floor
50.0 sq.m. approx.



1st Floor
42.1 sq.m. approx.



TOTAL FLOOR AREA: 92.1 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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