



29 Clovenstone Gardens, Edinburgh, EH14 3HY

Light and Well-Presented, South-Facing Three-Bedroom, Semi-Detached Home

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Property Description

Light and well-presented, south-facing three-bedroom, semi-detached home with gardens and a driveway. Set in a quiet, modern residential development located in the popular Clovenstone area, to the south-west of Edinburgh city centre.

Comprises an entrance hall, living room, dining/kitchen, three flexible double bedrooms and a bathroom.

Features include gas central heating, double glazing, a fitted kitchen with appliances, and a fully tiled modern bathroom. In addition, there are TV and telephone points, contemporary flooring, and good integrated storage.

Externally, there are low-maintenance patio gardens to both aspects, with a drive to the side, whilst a large 'village green' is adjacent, and visitors' bays complement the development.

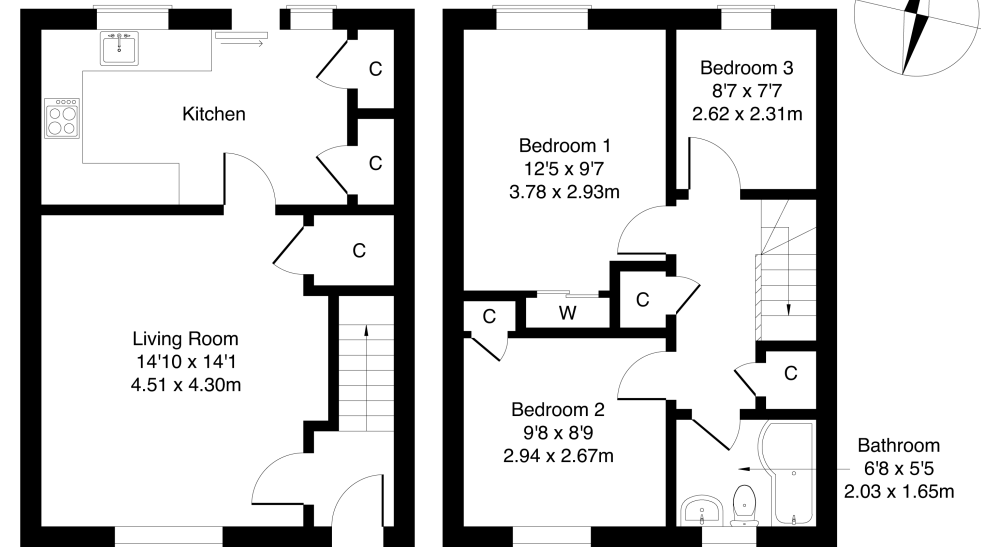
The property opens with a welcoming entrance hall giving access to all ground-floor rooms and providing useful built-in storage. The living room is a good size, with wood-effect flooring, a central light fitting, a built-in cupboard and plenty of natural light, making it a practical and comfortable space for everyday use. The fitted kitchen and dining area include easy-maintenance flooring, stone-effect worktops, tiled splashback surrounds and a stainless-steel sink with drainer. Appliances provided are a washing machine, fridge/freezer and a cooker with a gas hob. The dining area has two built-in cupboards and glass sliding doors leading directly to the rear garden.

Bedroom one is a well-proportioned double with carpeted flooring and a fitted wardrobe with mirrored sliding doors, offering both storage and convenience. Bedroom two is also a double room, providing space for additional furniture such as a desk or chest of drawers, and benefits from built-in storage. Bedroom three is a generous single that could serve as a child's room, study or guest bedroom, and also includes fitted storage to make the most of the space. The bathroom is fitted with a three-piece suite, including a bath with overhead shower, tiled flooring, tiled splashback surrounds, spotlighting and a ladder-style radiator.



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Approximate Gross Internal Area: (797 sq ft - 74 sq m.)



Ground Floor

First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Clovenstone is an established residential suburb in the west of Edinburgh, offering a wide range of local amenities and excellent transport links. Nearby supermarkets include Lidl at Westside Plaza, ASDA at Chesser, and a large Sainsbury's in Longstone, while further extensive shopping is available at The Gyle Centre and Hermiston Gait Retail Park. Westside Plaza also features a multi-screen cinema, adding to the area's leisure options. The Union Canal provides scenic walking

cycling routes, and there are a number of public parks and green spaces in the vicinity. Clovenstone benefits from frequent bus services into the city centre and direct routes to Edinburgh Airport, with quick access to the city bypass and major road networks. A variety of local schools serve the area, alongside further education options including Edinburgh College and Edinburgh Napier University (Sighthill Campus).





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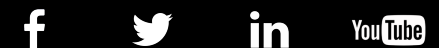
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