



Property Description

Light and well-presented, flexible four-bedroom, detached family 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, kitchen, dining room, four flexible bedrooms, an en-suite, family bathroom and a ground-floor WC.

Finished in light neutral decor throughout, with a stylish fitted kitchen and continuous modern flooring - ready for a new owner to make their own. Features include gas central heating, double glazing, and superb integrated storage, including bedroom wardrobes and a loft.

A most generous plot includes a lawn and paved driveway to the front, whilst the exceptionally large rear garden offers plenty of scope for development. With a large 'village green' adjacent, additional visitor parking bays also complement the development.

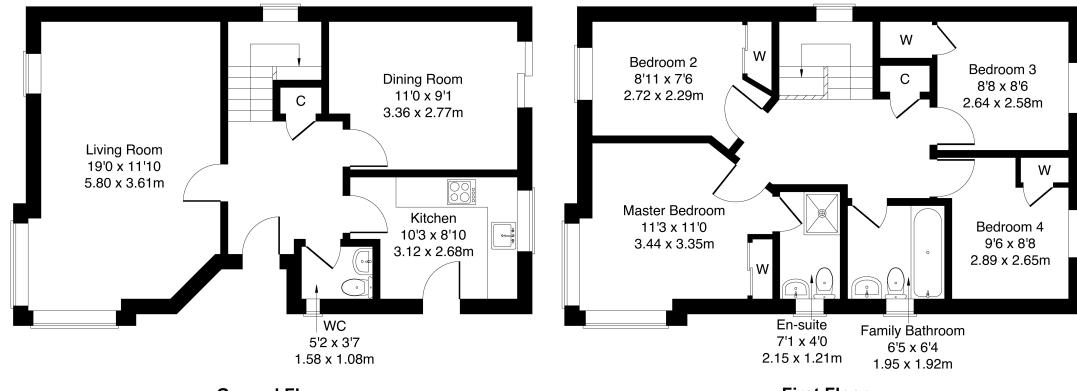
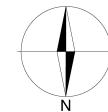
A welcoming entrance leads you into the property, opening into the living room, which is finished with contemporary flooring throughout and benefits from large windows that allow plenty of natural light to flood the space. There is also a family/dining area, finished in light tones, which provides direct access to the private garden, making it ideal for further entertaining. The kitchen features fitted worktops with a tiled brick-effect splashback, a stainless steel sink with drainer, and an integrated oven with gas hob and canopy above, and further benefits from a conveniently located WC just off the kitchen for added practicality.

Heading upstairs, carpeted flooring provides access to all rooms, which are finished in light, tasteful décor and benefit from modern wood-effect flooring, with the master bedroom featuring built-in wardrobes ideal for storage as well as an en suite shower room. Completing the property is the family bathroom, comprising a three-piece suite with a shower over the bath.



41 Clovenstone Gardens, Edinburgh, EH14 3HY

Approximate Gross Internal Area: (1141 sq ft - 106 sq m.)



Ground Floor

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

First Floor

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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