



## Flat 2, 2 Clerwood View, Corstorphine, Edinburgh, EH12 8PH

Two Bedroom, Dual-Aspect, Ground Floor Flat

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# Property Description

Well presented, two bedroom, dual-aspect ground floor flat, forming part of a modern, factored apartment block. Set on a quiet residential side street in the popular Corstorphine area, to the west of Edinburgh city centre.

Comprises: an entrance hall, living room, breakfasting kitchen, two double bedrooms and a bathroom. Features include uPVC double glazing, gas central heating, a secure entry system, a modern fully fitted kitchen with integrated appliances, and TV and telephone points. Externally, there is ample parking in the residents car park to the rear, with further on-street parking to the front and well kept shared grounds.

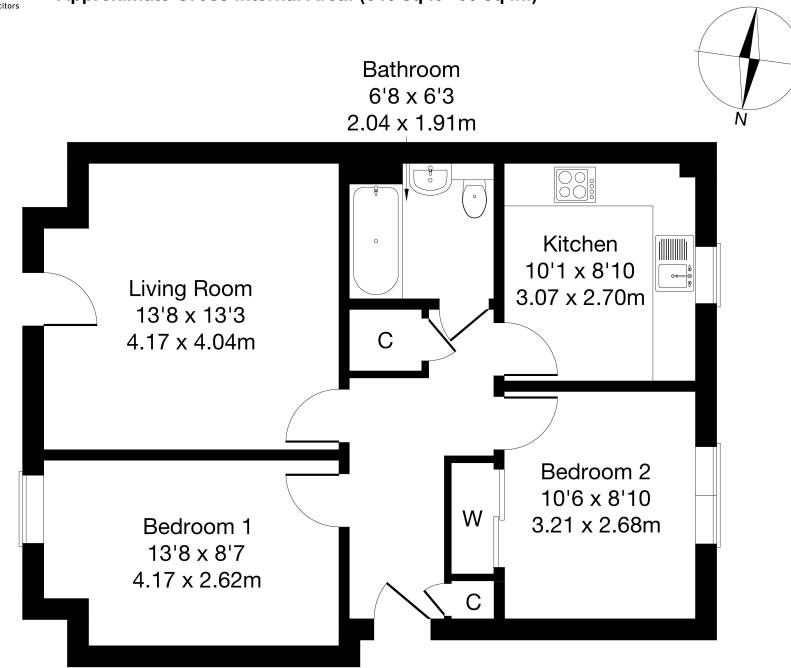
The entrance hall provides access throughout and features two separate store cupboards and the secure entry phone system. With Amtico flooring that carries through from the hall, the living room has a door to the front serving as a separate access to the property, a central pendant light fitting, and ample space for freestanding furniture. The modern dining kitchen has fitted units with wood-effect worktops and matching upstand, and an inset granite sink set below a window. Appliances include oven and gas hob with extractor hood above, fridge/freezer, dishwasher, and washer/dryer.

With a front aspect window, bedroom one features carpeted flooring, a pendant light fitting, and plenty of space for freestanding furniture. Similarly finished, bedroom two is set to the rear and offers convenient storage provision with a built-in wardrobe. Completing the accommodation and set internally, the contemporary bathroom has a fitted suite with a shower unit over the bath, tiled splash walls, and a chrome ladder radiator.

A 360 Virtual Tour is available online.



**Flat 2, 2, Clerwood View Corstorphine, Edinburgh EH12 8PH**  
Approximate Gross Internal Area: (646 sq ft - 60 sq m.)



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

# Area Description

Corstorphine is a sought-after, established residential area with a historic village centre surrounded by an extensive range of housing types. A west of city location makes for quick access to the city centre, city bypass, Gyle and Gogarburn. There is local shopping throughout with a range of amenities on St. John's Road, whilst a 24-hour Tesco superstore and the nearby Hermiston Gait Retail Park and Gyle shopping centres offer an extensive range of high-street

names. Numerous family-friendly public parks and the woodlands of Corstorphine Hill can be found in the area, whilst leisure facilities include a David Lloyd Club, a choice of local golf courses, and Edinburgh Zoo. The area has frequent public transport to both Edinburgh and further afield and a range of highly-regarded nurseries and schools through all levels.









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