



Estate Agents and Solicitors

21b Clovenstone Park, Edinburgh, EH14 3BH

Tastefully Presented, Two Bedroom, Mid-Terraced Home with Garden & Driveway

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Property Description

Tastefully presented, two-bedroom, mid-terrace home, with a garden and a driveway. Set on a quiet residential street in the established Clovenstone area, southwest of Edinburgh city centre.

Comprises a vestibule, hall, living room, dining/kitchen, two double bedrooms, and a bathroom.

Highlights include a modern fitted kitchen with appliances, a stylish bathroom, continuous contemporary flooring and spotlighting. In addition, there is gas central heating, double glazing, and good storage including a loft space.

Externally, set to the front, is a gated paved driveway; whilst an enclosed southerly rear garden includes a patio, terraced lawns, and a store shed.

A welcoming entrance vestibule offers space for outerwear and opens into the hall, affording access to the carpeted stairs leading to the upper hall and throughout the ground floor, including a convenient WC and storage cupboard. Set to the front, a tastefully finished living room features wood effect flooring continuing into the dining kitchen, twin windows, and spotlighting. To the rear, a spacious kitchen/dining affords access to the southerly-facing garden and provides plentiful natural light. Modern fitted units and worktops include a sink with a drainer; an integrated hob, oven, and dishwasher; and a freestanding fridge/freezer and washing machine.

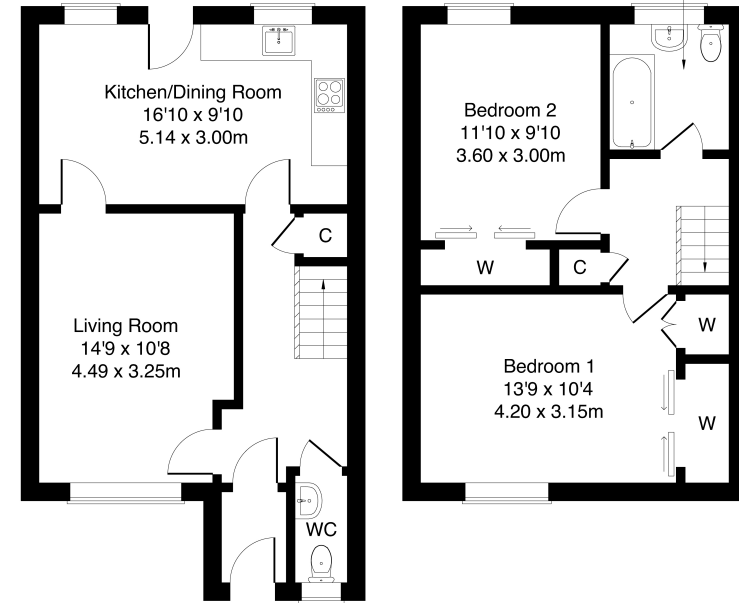
On the upper floor, bedroom one is set to the front, offering a generous room size and superb built-in storage with two wardrobes; and features a pendant light fitting and wood effect flooring. A second double bedroom is similarly well-finished and also features a built-in wardrobe. Completing the accommodation, set to the rear, a stylish bathroom is fitted with a modern three-piece suite including a rainfall shower over the bath, tiled splash walls, and a ladder-style radiator.



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Approximate Gross Internal Area: (883 sq ft - 82 sq m.)

Bathroom
6'10 x 6'9
2.09 x 2.07m



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, western residential suburb of Edinburgh, offering plenty of local amenities and a selection of supermarkets within a short radius, including a Lidl at Westside Plaza, ASDA at Chesser, and a large Sainsbury's at nearby Longstone. The Gyle Centre and Hermiston Gait retail parks are both within easy reach, whilst Westside Plaza also provides a multi-screen

cinema. There is easy commuting into the city by bus, as well as a direct connection to Edinburgh Airport, with the city bypass and major trunk routes also readily accessible. There are numerous public spaces including walks along the Union Canal, plus local schools from primary through to secondary level within easy reach, as well as Edinburgh College and Edinburgh Napier University (Sighthill).





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