



20a Clovenstone Park, Edinburgh, EH14 3BH

Tastefully Presented, Three-Bedroom, Semi-Detached Home with Gardens & Driveway

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Property Description

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

Comprises an entrance, living room, dining/kitchen, three flexible bedrooms, a family bathroom and a ground floor WC.

Freshly prepared for the market, with neutral decor throughout, and new modern continuous flooring on both floors. In addition, there is a fitted kitchen with appliances, gas central heating, double glazing, and good storage, including a loft space.

Externally, the property boasts a lawn at the front with a paved driveway, whilst enclosed to the rear, there is a generous enclosed lawn.

A welcoming entrance hall affords access throughout the ground floor, including a convenient WC and a useful built-in storage cupboard. Stylish wood-effect flooring flows seamlessly into a spacious front-facing living room, offering an inviting space for relaxation. To the rear, a generous kitchen with ample space for dining can be accessed from both the lounge and the hall. Modern fitted units include stone-effect worktops, a sink with a drainer, an integrated hob and oven, and a freestanding washing machine and fridge/freezer. Patio doors open directly onto the rear garden, creating an ideal setting for family meals and entertaining.

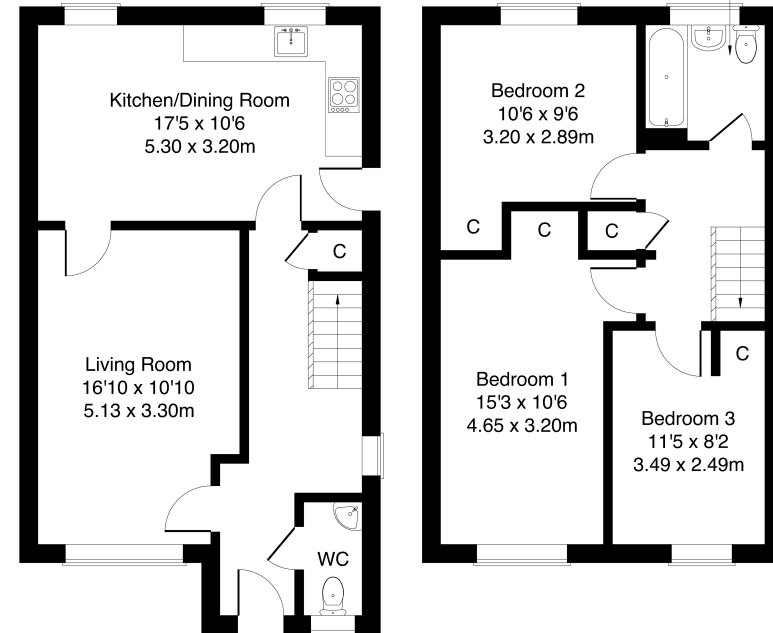
Upstairs, the property offers three well-proportioned bedrooms, each finished in light, neutral décor with matching wood-effect flooring and recessed storage space. Completing the accommodation, a family-sized bathroom is fitted with a three-piece suite including a shower over the bath.



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Approximate Gross Internal Area: (1001 sq ft - 93 sq m.)

Bathroom
6'6 x 6'2
1.97 x 1.89m



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 and 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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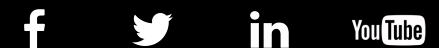
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