

90 Clermiston Road

CORSTORPHINE, EDINBURGH, EH12 6UP



This spacious five-bedroom Coach House forms part of a converted stable block quietly situated in a nature reserve on the west side of Corstorphine Hill



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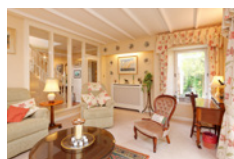


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McEwan Fraser is delighted to present this spacious five-bedroom Coach House to the market. The property forms part of a converted stable block quietly situated in a nature reserve on the west side of Corstorphine Hill. The property enjoys fantastic views and offers over 200m² of flexible living space with four first-floor bedrooms including a master bedroom with en-suite, three public rooms, a dining kitchen, a conservatory, a first-floor bathroom, and a ground-floor shower room. Further benefits include gas central heating, double glazing, solar panels, parking for multiple vehicles, and a large, detached garage that includes a self-contained guest suite featuring a spacious double bedroom with dual-aspect windows, a modern shower room, and eaves storage. It is perfect for visitors or even the holiday rental market, having been a successful Airbnb.

THE LIVING ROOM



Internally, the main living room, with original stable windows and exposed ceiling beams, offers a bright and inviting space that connects to a modern insulated and heated conservatory with garden access. The additional reception rooms include a dining room and a versatile family room/office that opens onto the front garden and could be adapted to be an additional bedroom at ground floor level.

THE DINING ROOM



THE FAMILY ROOM/OFFICE





There is a spacious rear hall with access to the garden. The well-equipped kitchen features extensive storage and integrated appliances, with an adjacent utility room for added convenience.

THE KITCHEN



THE SHOWER ROOM



The four double bedrooms are bright and airy, each with dual-aspect windows and built-in wardrobes. The master bedroom benefits from extensive storage and an en-suite bathroom, while the fourth bedroom is accessed via a separate staircase, offering additional privacy. This is an ideal set-up for independent family members and guests or as a hobby/homeworking space. A shower room is located on the ground floor and the main bathroom is on the first floor. There is also access to a partially floored loft for additional storage.



THE MASTER ROOM



BEDROOM 2



BEDROOM 3



BEDROOM 4



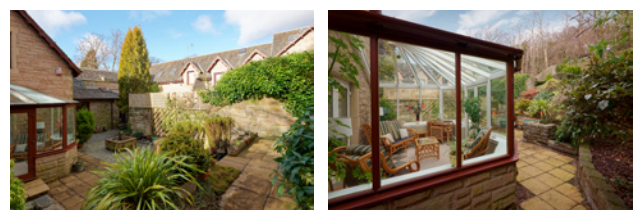
THE BATHROOM



The beautifully landscaped gardens include a front lawn with established planting and a fully enclosed tiered rear garden with a patio, lawn, and mature greenery. The outdoor space offers privacy and a peaceful retreat, with features such as a built-in barbecue, water feature, garden shed, and far-reaching views towards the Five Sisters in West Lothian.

A spacious driveway, carport, and large detached garage provide ample parking. The garage has an electric door, fitted shelving and a dedicated work area. Above the garage, a well-insulated and heated guest suite includes a double bedroom, shower room, and eaves storage, making it ideal for visitors or rental opportunities. The property benefits from solar panels and an eco-friendly heating system that uses solar energy to augment the gas boiler for hot water and central heating. The solar panels are on a feed-in tariff generating close to £1000 per annum.

EXTERNALS





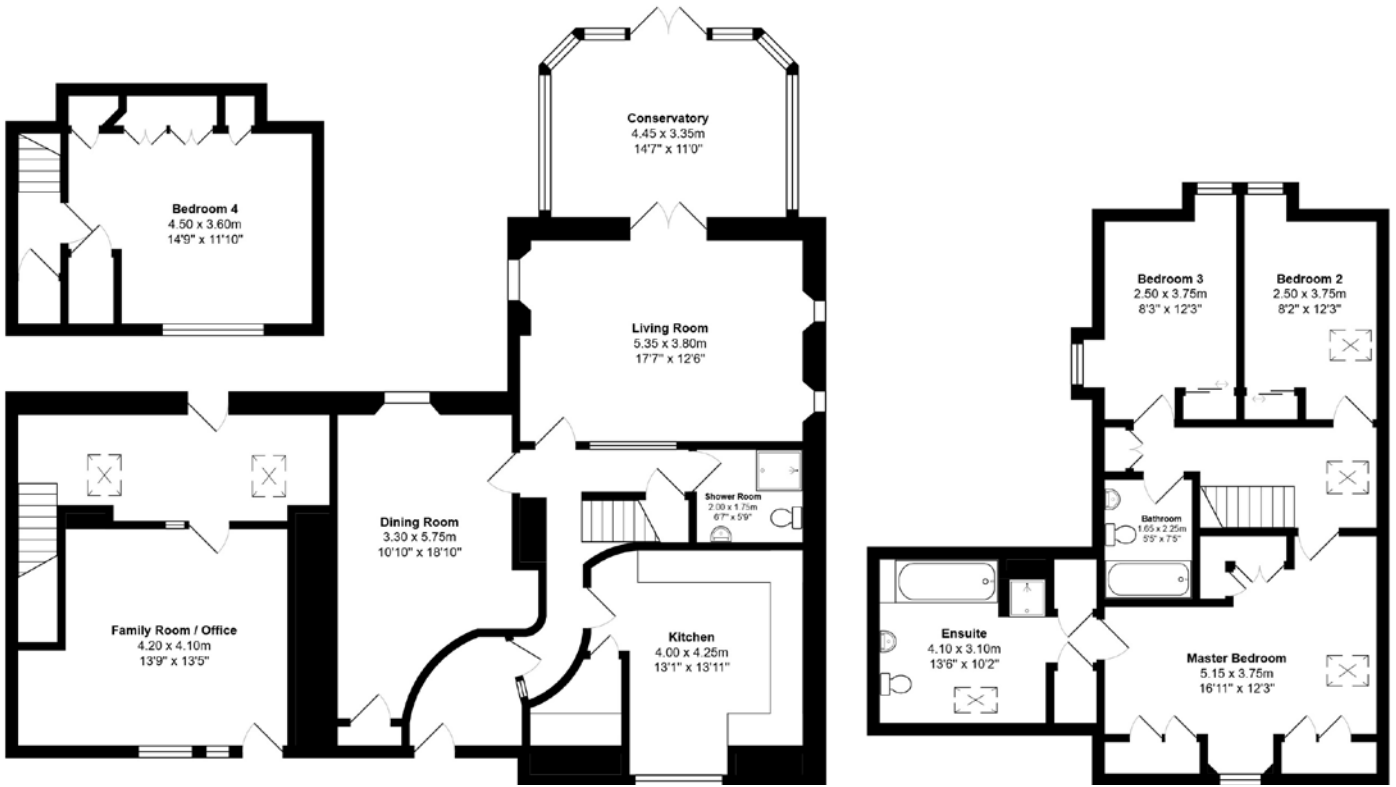
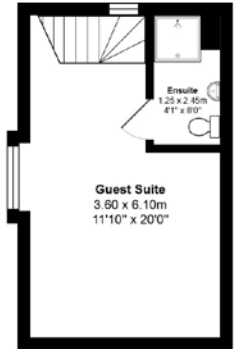
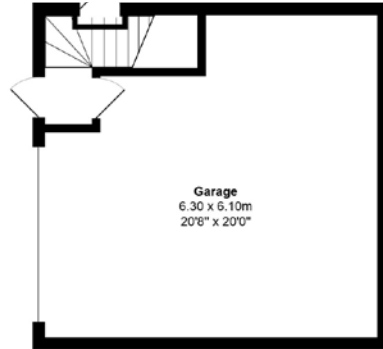
THE GUEST SUITE



This is a rare opportunity to acquire a distinctive home in a sought-after and secluded location, offering a blend of character, space, and modern convenience. The property has potential as a family home but would suit buyers from all walks of life. A viewing will be essential to fully appreciate the unique setting and rural feel offered by this charming property situated a mere three miles from Edinburgh city centre.

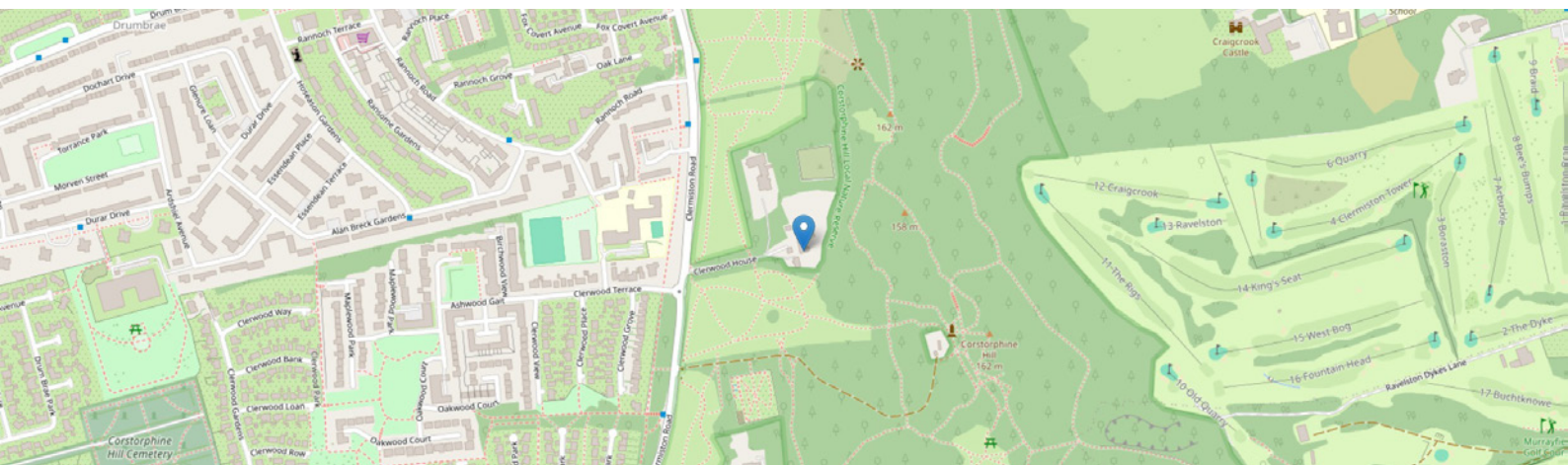
FLOOR PLAN, DIMENSIONS & MAP

[CLICK HERE TO VIEW VIRTUAL TOUR](#)



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 204m² | EPC Rating: C



THE LOCATION

The property is in the sought-after residential area of Corstorphine, which lies to the west of the City Centre. Many local shops, bars/ restaurants/cafes and services are on hand with a large Tesco superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait offer a wider range of high street named stores.





The area enjoys excellent leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City by-pass linking the main Scottish motorway network system and Edinburgh International Airport. The property is situated in the catchment for Fox Covert Primary and Craigmount High School. A number of Edinburgh's top fee-paying schools, including the Erskine Stewart's Melville Schools, Cargilfield and The Edinburgh Academy, are also within easy reach.



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