



9 CORSTORPHINE HILL ROAD

Corstorphine, Edinburgh, EH12 6LG



2

Public Room



3

Bedrooms



1

Bathroom



9

CORSTORPHINE HILL ROAD

This charming two-bedroom detached bungalow, with optional third, is ideally situated in the desirable suburb of Corstorphine, just moments from its shopping parade and the breathtaking scenery of Corstorphine Hill. The bright, neutral interiors offer space and versatility, boasting two double bedrooms and two reception rooms, one connected to a sun-filled conservatory.



EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Leafy suburban location
- Traditional detached bungalow
- Bright and versatile interiors
- Vestibule and hall with storage
- Bay-fronted living room
- Dining room with a living flame fire
- South-facing conservatory
- Modern south-facing kitchen with external access
- Two double bedrooms with optional third
- Modern shower room
- Well-kept south-facing gardens with a shed
- Multi-vehicle private driveway









Additionally, there is a kitchen and shower room, both enjoying tasteful modern fittings. The south-facing kitchen provides convenient access to the private driveway and well-maintained gardens to the front and rear.







Extras: All fitted floor and window coverings, light fittings, the built-in fridge and freezer, a Miele washing machine, and garden furniture, including a wooden bench to the front and cast-iron table and chairs, are included.







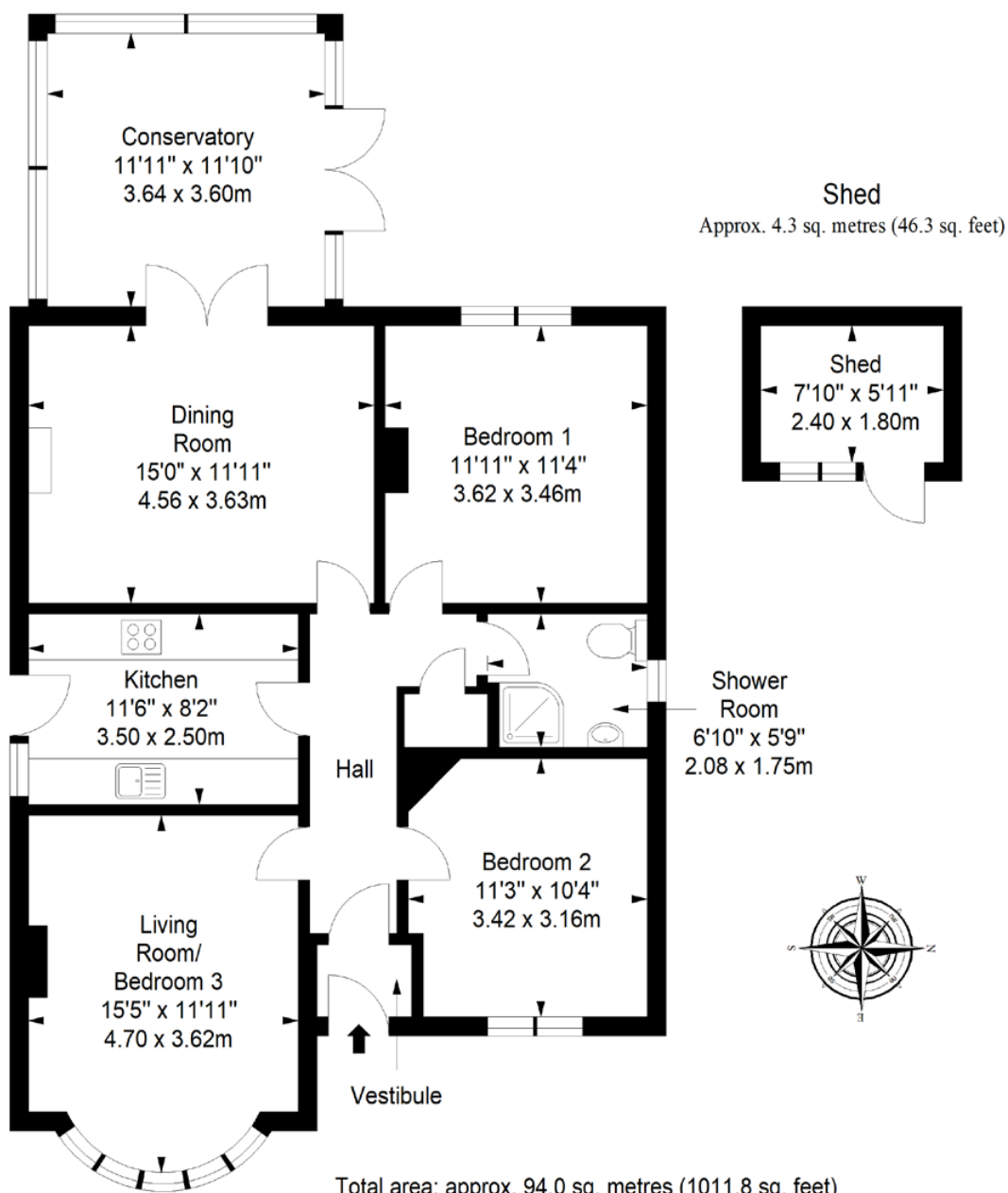
CORSTORPHINE

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a 24-hour Tesco Extra supermarket, Sainsbury's, and Scotmid. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, and badminton and squash courts. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schools within the catchment area are Craigmount High School and East Craigs Primary School. For those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station, and excellent road links to the city centre, Glasgow, Fife, and the South.

FLOORPLAN

Ground Floor

Approx. 94.0 sq. metres (1011.8 sq. feet)



Total area: approx. 94.0 sq. metres (1011.8 sq. feet)



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