

19 DOWNIE TERRACE

Corstorphine, Edinburgh, EH12 7AU





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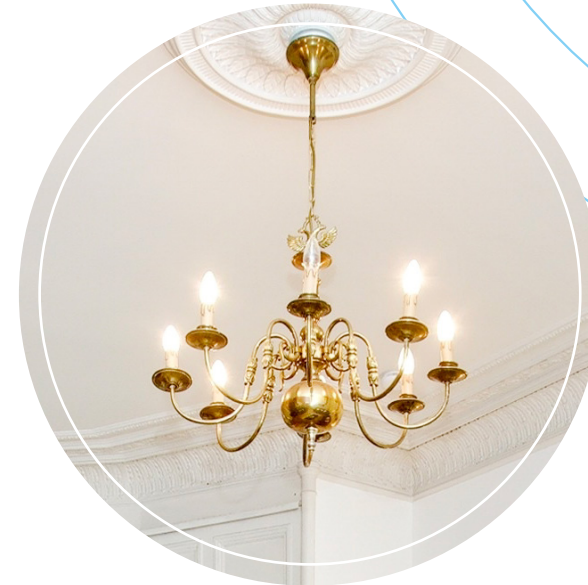
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TRADITIONAL GROUND-&-LOWER-GROUND-LEVEL APARTMENT



Promising wonderfully large and airy rooms, this traditional main-door duplex apartment is an expansive four-bedroom home that resides on the ground and lower-ground floors of a handsome traditional building. Combining elegant interior design and a wealth of period features, it provides sumptuous accommodation throughout. The home further boasts a high degree of versatility to meet various needs and lifestyles, and it has excellent storage too. A stylish kitchen, four-piece bathroom, and shower room add further appeal, along with a private driveway for off-street parking and a fully-enclosed, south-facing rear garden which has a low-maintenance design for basking and dining in the sun. Situated in sought-after Corstorphine, the property has a highly desirable location in the capital as well. It is within easy reach of fantastic amenities, schools, green spaces, and transport links, and is roughly a ten minutes' drive from Edinburgh's West End and city centre.

GENERAL FEATURES

An exclusive main-door duplex apartment
Set on the ground and lower-ground floors
Part of a handsome traditional building
Sought-after location in Corstorphine
Sumptuous interior design and period details
EPC Rating - C | Council Tax band - F

ACCOMMODATION FEATURES

Private main-door entrance
Traditional vestibule and hall with storage
Large living room with a bay window
Stylish, well-appointed dining kitchen
Versatile principal bedroom/family room
Two additional large double bedrooms
Fourth double bedroom/dressing room
Modern bathroom with a four-piece suite
Contemporary three-piece shower room
Generous storage room for additional storage

EXTERIOR FEATURES

Enclosed rear garden with south-facing aspect
Private driveway for off-street parking

PROPERTY NAME

19 Downie Terrace

LOCATION

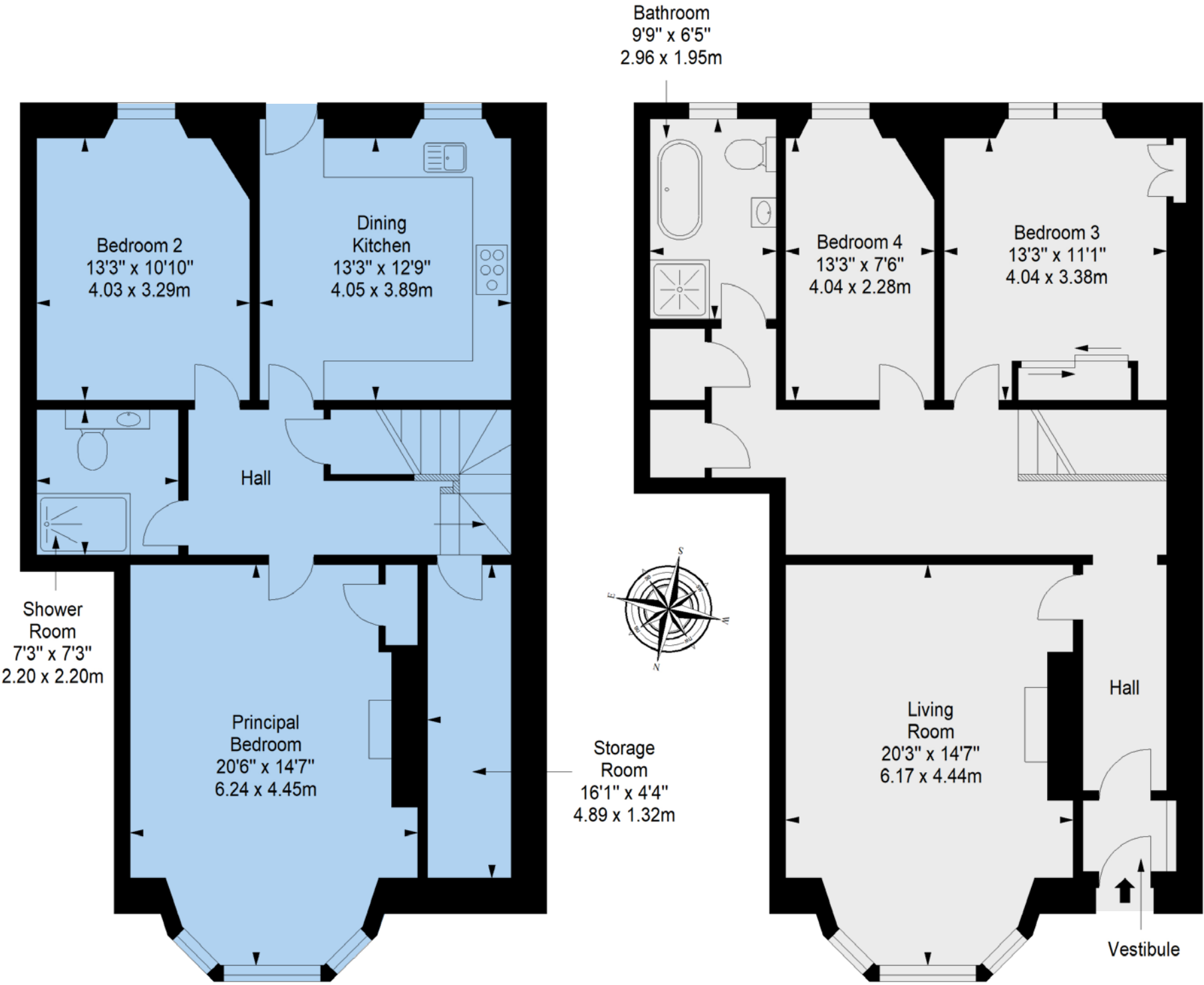
Edinburgh, EH12 7AU

APPROXIMATE TOTAL AREA:

165.4 sq. metres (1780.4 sq. feet)

● LOWER GROUND-FLOOR ● GROUND-FLOOR

The floorplan is for illustrative purposes.
All sizes are approximate.





AN UNFORGETTABLE INTRODUCTION



Stepping inside, you are welcomed by a vestibule with traditional floor tiles, flowing through to a hall that is beautifully styled with decorative cornicing. It offers an unforgettable introduction and a glimpse of the high-quality interiors to follow. With large archways and two built-in cupboards, the hall also provides practical storage too.



A HAVEN

for relaxing and socialising



A haven for relaxing and socialising, the living room has an expansive footprint and refined decoration. It pairs a bold accent wall with a neutral backdrop and the warm glow of a hardwood floor, creating a truly inviting aesthetic. The space is further enhanced by lavish cornice work and a ceiling rose, which draw attention to the room's high ceiling. A bay window sees a cascade of natural light throughout the day, whilst an imposing fireplace forms a delightful focal point for the arrangement of comfy lounge furniture.





A stylish dining kitchen for family meals

The dining kitchen has a spacious footprint and a striking design, incorporating Shaker-style cabinets in white, alongside wooden worktops and cherry-red splashback tiles. It is an attractive and eye-catching look that provides excellent practicality as well. It has a south-facing aspect and rear garden access, and it comes with a range of appliances.







THE BEDROOMS



With four double bedrooms, the home offers a lot of space and the flexibility to meet your stage of life. Bedroom two is another large double-sized space on this floor, with two further double bedrooms (three and four) set on the ground level, all of which continue the home's impeccable standards. Bedroom three has built-in storage, lovely decorative features (including cornicing and a ceiling rose), and a large double window with wooden panelling, whilst bedroom four offers further versatility, used as a dressing room. For added storage, there is also a generous storage room on the lower-ground floor as well.

**A lot of space
and flexibility**



The large principal bedroom

The large principal bedroom on the lower-ground floor mirrors the size and scope of the living room, as well as many of its features (such as a bay window and focal-point fireplace). It also has useful built-in storage. Currently, this space is organised as another reception area for relaxing and dining, yet it is easy to imagine it as a luxury bedroom for the owners.

LUXURIOUS

bathroom facilities



At ground level, there is a modern bathroom equipped with a four-piece suite, which includes a toilet, a storage-set washbasin, a double-ended bath, and a separate shower cubicle. Conveniently, there is also a contemporary three-piece shower room on the lower floor as well, boasting premium tile work, a WC suite with storage and counterspace, and a double shower enclosure with a rainfall showerhead.



GARDENS & PARKING





Externally, the home has a charming rear garden which is enclosed by a high wall for the safety of all family members, including free-roaming pets. It has a low-maintenance design too, featuring an artificial lawn and a decked area fitted with ambient lighting. With a suntrap, south-facing aspect, this garden is perfect for enjoying the summer months. The property also has a private rear driveway for off-street parking.

Extras: an electric range cooker with electric ovens, a 5-ring gas hob and an integrated hot plate, as well as integrated appliances (fridge/freezer, wine fridge, dishwasher, and washer/dryer) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area



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, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket and a Co-op. 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, and tennis, badminton, and squash courts. For

enjoying the great outdoors, Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those needing to travel further afield for work or leisure, Edinburgh International Airport is a short drive away, with two tram stops within close proximity. 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 to the south. In addition, Corstorphine provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessible.



Gilson Gray Edinburgh | 29 Rutland Square, EH1 2BW | 0131 516 5366

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