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Corstorphine, Edinburgh
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Property Summary

This three-bedroom detached dormer bungalow in sought-after Corstorphine sits on a generous corner plot that is fully enclosed and includes low-maintenance gardens alongside a large, gated driveway leading to an attached garage. The spacious two-storey home, featuring a shower room on each level and multiple living areas, now requires some updating. It presents a fantastic opportunity to modernise a residence in one of the capital's most exclusive suburbs, conveniently close to shops, schools, and transport links by rail, bus, tram, and road.

A vestibule leads into an airy entrance hall with storage. Immediately on your right is a spacious bay-fronted living room with a southwest-facing aspect and cupboard storage. Further down the hall is a bright study (with fitted storage) and the large kitchen.



Features

- Detached dormer bungalow in exclusive Corstorphine
- Spacious and versatile home with scope for modernisation
- Entrance vestibule and hall with storage
- Bay-fronted living room with storage and a sunny aspect
- Well-appointed dining kitchen
- Bright study with fitted storage
- Conservatory accessed from the kitchen
- Secluded first-floor principal suite with shower room
- Two further double bedrooms (one with good storage)
- Second shower room
- Large corner plot with enclosed gardens
- Gated driveway and attached single garage
- Gas central heating and double glazing





Well-appointed dining kitchen

Although the kitchen requires a refit, it is equipped with a good range of units arranged around a central dining area—perfect for family meals and socialising with guests while cooking. Integrated into the space are a fridge-freezer and an electric oven and hob. Additionally, there is an undercounter washing machine and dishwasher. Leading off the kitchen and promising multi-use versatility is a conservatory that opens onto the garden.





“Two double bedrooms and
a principal suite”





“Secluded first-floor principal suite with shower room”





Large corner plot with enclosed gardens

Two of the double bedrooms are located on the ground floor, one featuring a bay window and the other, ample built-in storage, both served by a bright shower room. The principal suite enjoys complete privacy on the first floor, accessed via stairs from the study. This secluded bedroom benefits from eaves storage and a bright en-suite shower room. The property includes double glazing and gas central heating.

Externally, the large, enclosed plot boasts front and rear gardens. Paved and gravelled areas make the gardens easy to maintain while providing scope for further landscaping. A gated block-paved driveway at the front accommodates multiple vehicles and leads to an attached single garage with a store.



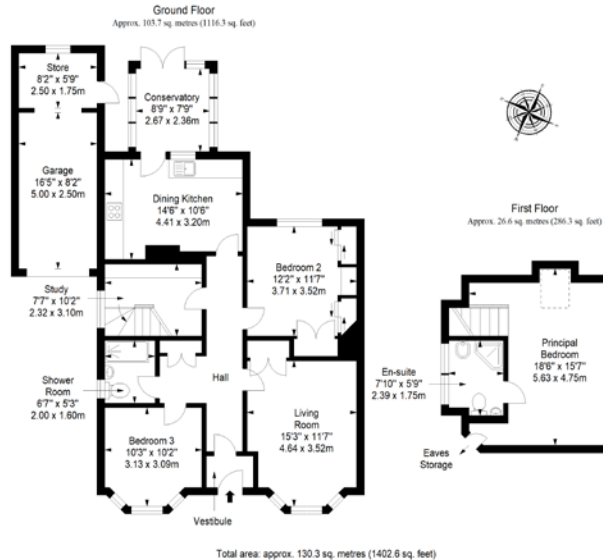




Corstorphine, Edinburgh

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 sports enthusiasts, 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 accessed.

Floorplan



EPC Rating - D | Council tax band - F | Home report Value - £425,000

Extras: The sale includes all fitted floor and window coverings, light fittings, and integrated/freestanding appliances. Please note, no warranties or guarantees shall be provided in relation to any of the systems, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



Price & Viewings

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