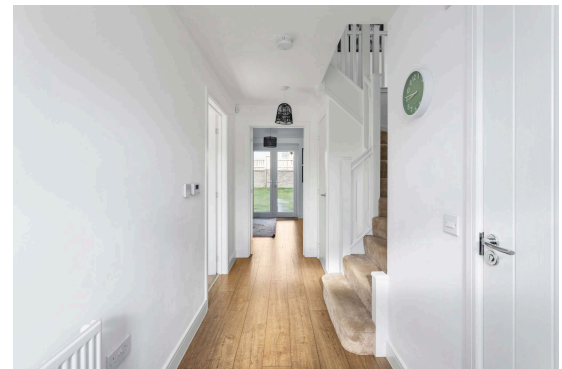


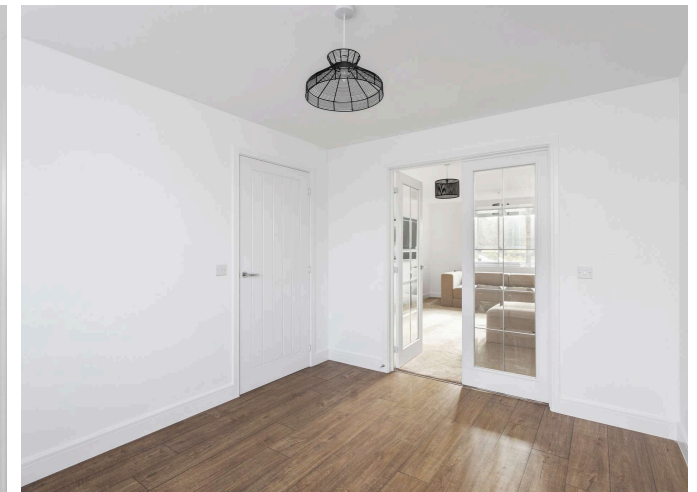
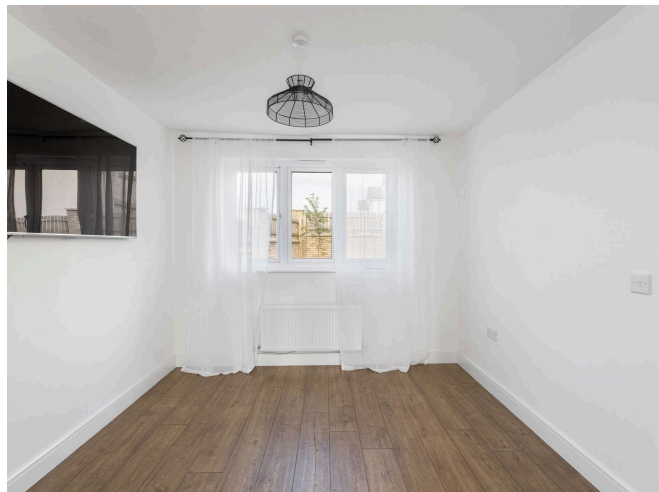


12 Berry Drive
Edinburgh, EH12 8FE

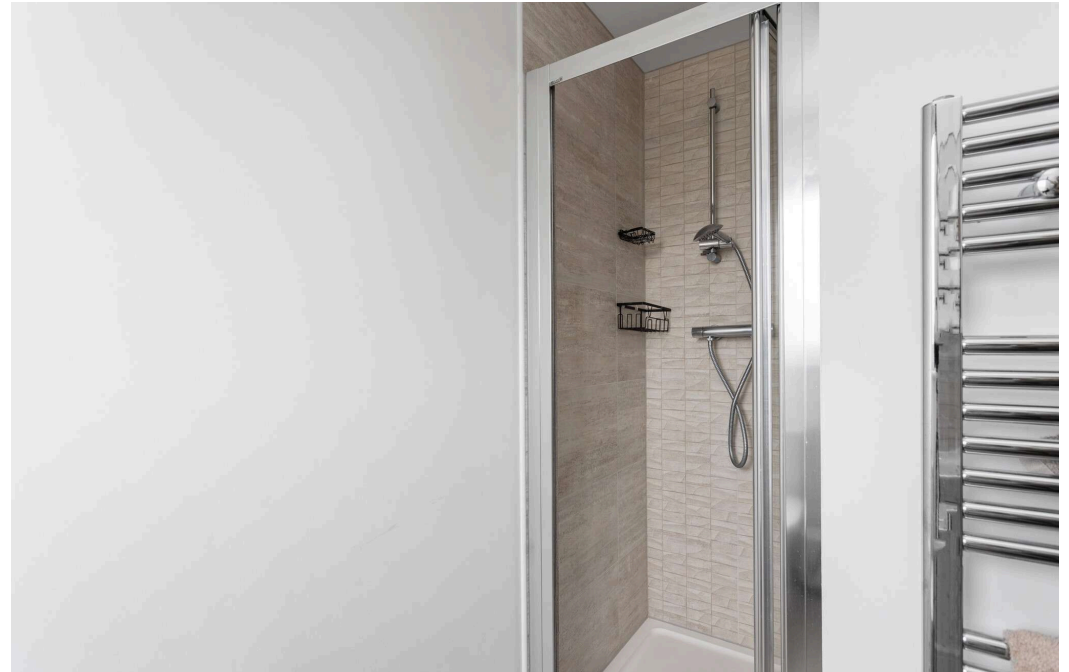
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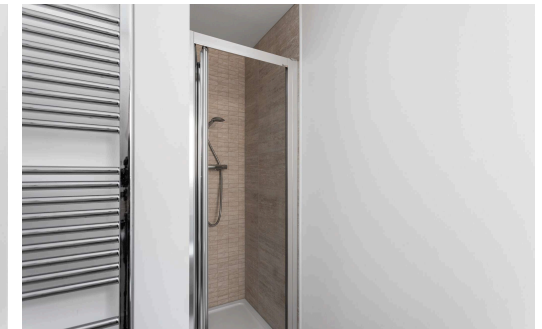
"12 Berry Drive is an immaculately presented 5 bedroom detached house offering a flexible layout in move-in condition "

- ENTRANCE HALLWAY
- LIVING ROOM
- DINING ROOM
- DINING KITCHEN
- UTILITY ROOM
- WC
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE)
- BEDROOM 4 (DOUBLE)
- BEDROOM 5 / HOME OFFICE
- TWO ENSUITE SHOWER ROOMS
- BATHROOM
- FRONT & REAR GARDENS
- DRIVE-WAY & GARAGE









LOCATION

The subjects are located in the highly regarded Corstorphine area of Edinburgh, which lies to the north of the City Centre. Corstorphine enjoys a close knit community spirit, with a superb range of shopping outlets to be found in Corstorphine Village itself. Further shops can be found at the Gyle Complex, with Hermiston Gait just a little further afield. Leisurewise the choice is excellent and includes a number of bars and restaurants, a health and sports club and a number of organisations to cater for both adults and children alike. Schooling is well represented from nursery to senior level, whilst for the professional sector the Edinburgh Business Park and Royal Bank of Scotland Headquarters at Gogar are closeby. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach. For those seeking alternative methods of transport South Gyle and Haymarket railway stations are both easily accessible, with Edinburgh Airport just a short drive away.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band G, however, please check with the local authority.

DESCRIPTION

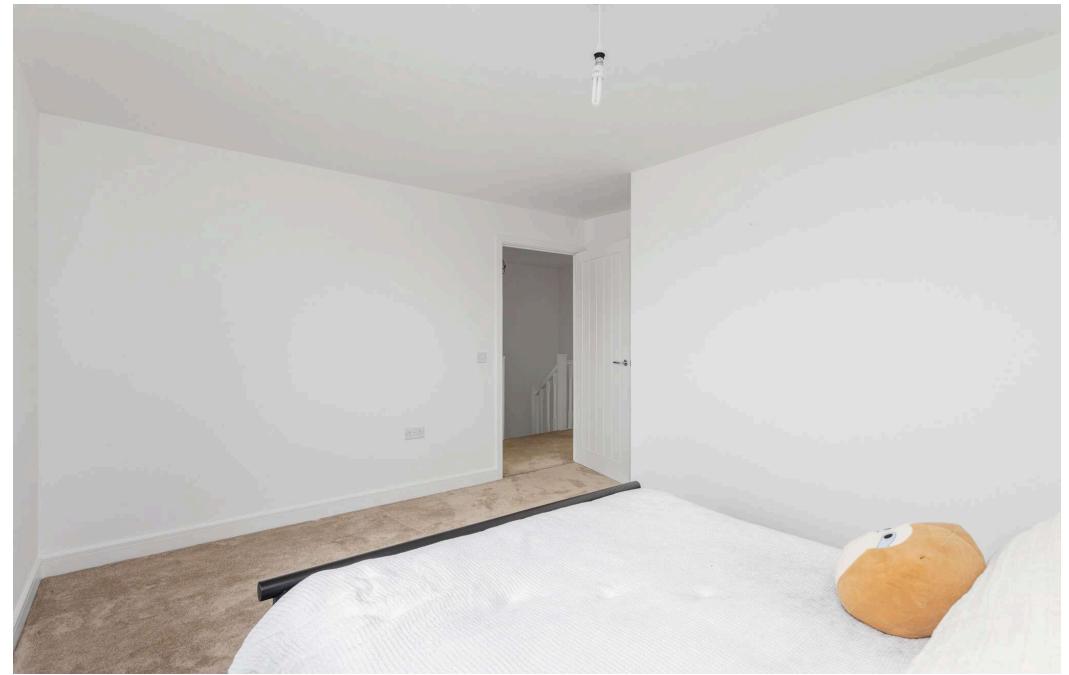
12 Berry Drive is an immaculately presented, 5 bedroom detached house forming part of an exclusive residential development built circa 2023.

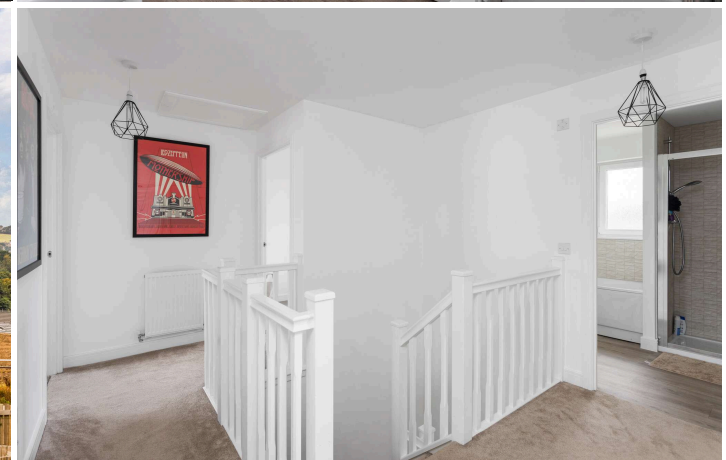
The impressive accomodation offers a flexible layout in move-in condition and comprises: welcoming entrance hall with understair cupboard and WC off; well proportioned living room with double doors leading through to dining room; bright and spacious dining kitchen, with integrated appliances and French doors leading to rear garden; useful utility room with access to rear garden and cupboard off; carpeted stair to upper landing with cupboard off; generous double bedroom one with built-in wardrobe and ensuite shower room; double bedroom 2 with ensuite shower room; rear facing double bedrooms 3 & 4; bedroom 5 / home office and contemporary bathroom with four piece suite.

Further benefits include: gas central heating; double glazing; low maintenance front garden; drive-way with garage; enclosed rear garden laid to lawn; unrestricted street parking excellent local amenities and great transport links. Early viewing is highly recommended.

EPC RATING

The energy efficiency rating for this property is band B

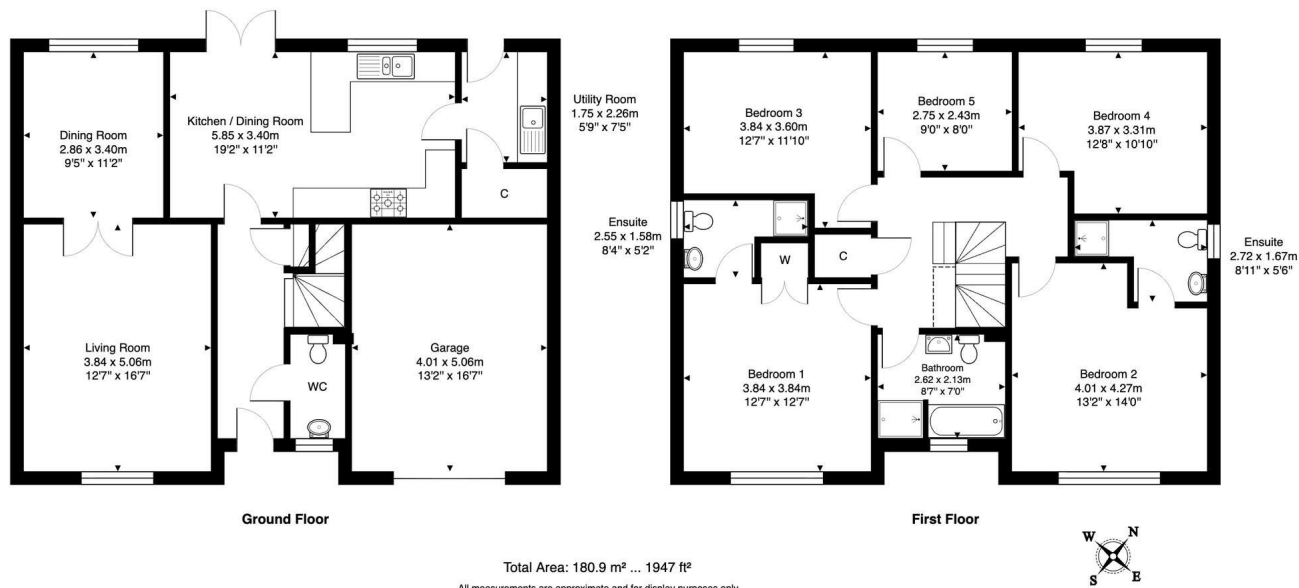




Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



12 Berry Drive, Edinburgh, EH12 8FE



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