



Solicitors & Estate Agents



Offers Over

**£550,000**

# 95 Glasgow Road

Corstorphine | Edinburgh | EH12 8LH

Neilsons are delighted to offer on to the market this generously proportioned detached bungalow, which has been thoughtfully extended to form a highly flexible home arranged over two levels, perfectly suited to the growing family and those working from home. In addition to a spacious internal floor area the property also benefits from a substantial south facing private garden, which backs on to adjacent parkland and commands spectacular Pentland views.

-  6 bedrooms
-  2 public room
-  3 bathrooms
-  Driveway and garage
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band- G



## Description

The ground floor accommodation briefly comprises: entrance vestibule leading in to a welcoming hallway with stairs leading to the upper level and built in storage cupboard, bright and spacious reception room with carpeted floor, attractive décor, and a southerly facing aspect over the rear garden, stylish dining kitchen with, wood flooring, ample space for a table and chairs and doors leading directly out to a decked area, the kitchen itself has been fitted with an excellent variety of sleek contemporary units, coordinated worktops, splash back and high spec integrated appliances, good sized utility room with exterior access, two generously sized bay fronted principal bedrooms, a further spacious double bedroom, and luxury family bathroom with tiling to floor and walls, three piece white modern suite and separate mains drench shower enclosure.

On the upper level there are two well-proportioned double bedrooms, one with en-suite and both with walk-in wardrobes, a versatile single bedroom/home office, and shower room with under-sink storage, heated rail, laminate flooring and shower enclosure.



## Extras

All floor coverings, light fittings, blinds, curtain poles and integrated appliances will be included. Other items may be available via separate discussion.

## Gardens, Garage & Driveway

The front of the house has been laid to low maintenance paving, together with a driveway and garage to provide off-street parking. The substantial rear garden has a delightful open feel and as previously mentioned enjoys a sunny south facing aspect and hillside views. The garden has been laid mainly to lawn, together with areas of timber decking and well stocked beds and borders. The summer house has been fitted power and offers an alternate home work/entertaining space in the warmer months.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

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, a Sainsbury's store, and a 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, 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 7-minute approx. 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.





Ground Floor



First Floor

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

