










Offers Over

£550,000

139 Caroline Terrace

Corstorphine | Edinburgh | EH12 8QU

An excellent opportunity has arisen to purchase this beautifully presented extended linked-detached house, quietly situated in the sought-after district of Corstorphine providing excellent family accommodation in move-in condition.

-  5 Bedrooms
-  3 Public Rooms
-  2 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - G



Description

Close to a host of excellent amenities and commuting links the property in brief comprises; entrance vestibule, welcoming entrance hallway with storage, light and airy bay windowed reception room with gas fire, stylish fitted kitchen, open plan to spacious dual aspect dining room with doors accessing rear garden, useful utility room located off, good sized conservatory, three good sized double bedrooms with fitted wardrobes, bathroom with three-piece suite and shower over bath and contemporary shower room. Finally, the upstairs accommodation comprises; spacious upper landing with linen cupboards, generously proportioned principal bedroom with fabulous fitted wardrobes and eaves storage and further good sized double bedroom. Further benefits include gas central heating, double glazing and EV charger.



Extras

All fitted floor coverings will be included in the sale together with the induction hob and oven.

Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of decking and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lie well maintained garden grounds together with driveway providing off-street parking leading to the garage with up and over door.

Viewing

By appointment through Neilsons 0131 625 2222.





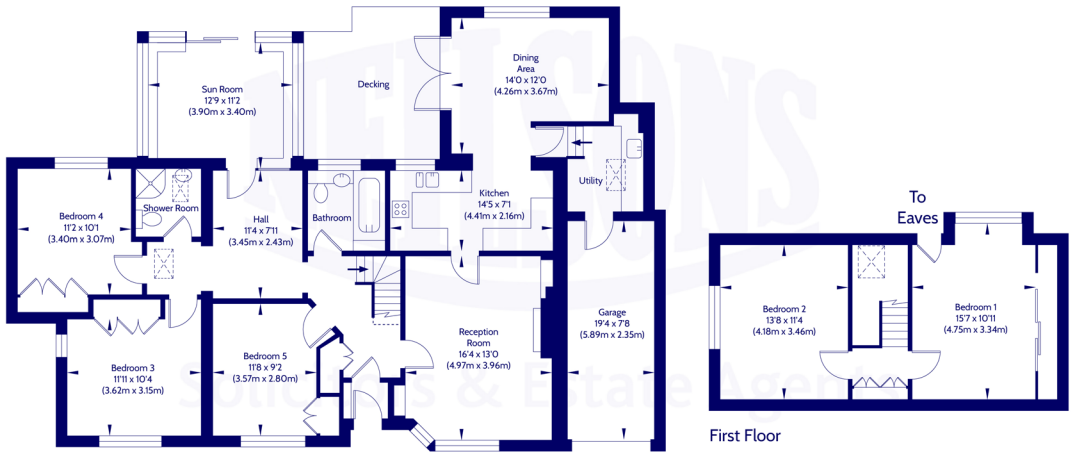
Location

Situated in the much-sought after and high amenity suburb of Corstorphine, the property is within easy walking distance of local shops to provide for day to day needs with a choice of supermarkets including Tesco and Lidl nearby. Corstorphine provides a wealth of local shops and services along with cafes, restaurants and take-aways with the nearby Gyle Centre offering a wider choice of high street stores. Highly regarded local schooling is available from nursery to secondary level and there are a wide range of recreational facilities close at hand including Drum Brae and David Lloyd leisure centres, a choice of parks, Edinburgh Zoo and the wide open spaces of Corstorphine Hill Local Nature Reserve. Regular local bus services provide swift access to the city centre and surrounding areas and by car the City Bypass, Central Motorway Network and Edinburgh International Airport are all within easy reach.





Approx. Gross Internal Floor Area 174.47 Sq M / 1878 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by topography.co.uk

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.



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