










Offers Over

£450,000

24 Castle Avenue

Corstorphine | Edinburgh | EH12 7LA

Well proportioned detached bungalow forms part of a prime residential area within the heart of Corstorphine, close to excellent amenities and well placed for commuting. The property is ideally suited for family living and sits on a generous sized quarter acre plot with expansive gardens and outhouse.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Driveway & On Street Parking
-  Front and Rear Gardens
-  EPC Rating – E
-  Council Tax Band - F



Description

The accommodation includes an entrance vestibule leading to an internal hallway with a custom designed wooden stairway. The reception room, boasting a south-facing front aspect, is bathed in natural light through a box bay window and retains charming features most notably an Italian Carrara marble fireplace, ceiling rose with classic chandelier, and cornice. The kitchen is equipped with a range of fitted wall and base units and opens through a decorative archway to the dining area, which features double glass doors for direct garden access. A generous double bedroom, also south-facing, features a matching box bay window and a feature fireplace. A second well-proportioned double bedroom overlooks the expansive rear garden, offering a peaceful retreat. The upper level houses a spacious double bedroom with built-in storage options, while the fully tiled family bathroom includes a three-piece suite and an electric shower over the bath.



Extras

The property shall be sold with all fixtures, fittings including all chandeliers throughout the property, integrated appliances and fitted floor coverings.

Gardens

The front garden is thoughtfully enclosed, providing a welcoming and private entrance to the home. The rear garden is a true highlight, featuring a charming patio area that seamlessly transitions to an expansive lawn, perfect for outdoor relaxation and entertaining. This lush green space is beautifully bordered with mature trees and shrubbery, creating a serene and picturesque environment that offers both privacy and a connection to nature.

Viewing

Please contact Neilsons on 0131 625 2222.





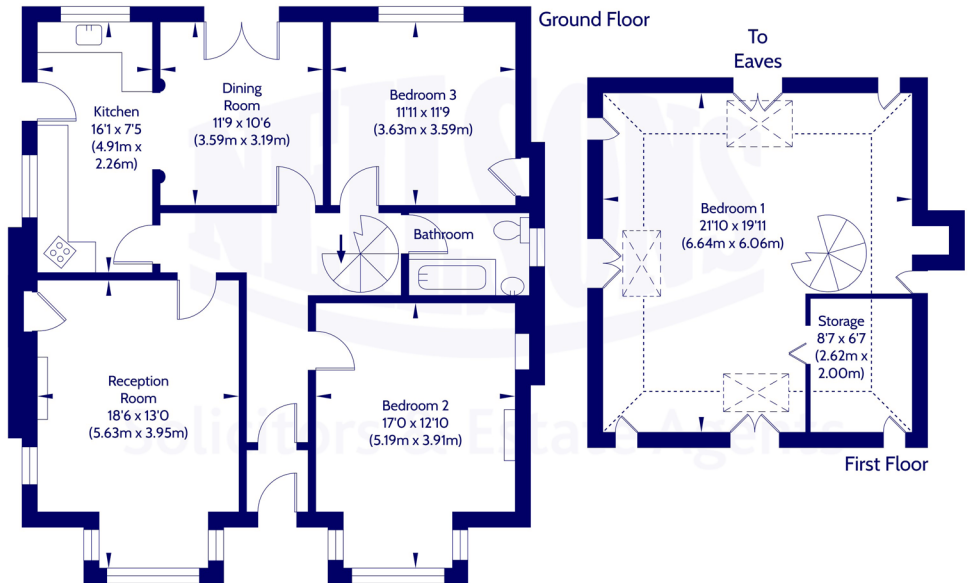
Location

The property is situated within the sought after Corstorphine area of the city. Excellent local amenities are on hand together with the Gyle shopping Centre housing many high streets named shops and services. Edinburgh Business Park and the new Royal Bank Headquarters at Gogar are both easily accessible. The property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city Centre. Reputable schooling from nursery to senior levels are within proximity of the property with further education at Edinburgh College and Heriot Watt University all within easy reach. Leisure and recreational facilities include the close at hand Gyle Park, David Lloyd and Drum Brae leisure centres together with Edinburgh Zoo and BT Murrayfield Stadium.





Approx. Gross Internal Floor Area 118.37 Sq M / 1274 Sq Ft.



Area excludes garages, outbuildings and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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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