










Offers Over

**£450,000**

## 61 Roull Road

Corstorphine | Edinburgh | EH12 7JR

A detached bungalow with a very large southwest facing garden quietly located in the ever-popular district of Corstorphine, close to excellent amenities, transport links and schools.

-  3 Bedrooms
-  2 Reception Rooms
-  1 Bathroom
-  Peaceful private garden
-  Garage & driveway
-  EPC Rating – D
-  Council Tax Band – G



## Description

This generously proportioned detached bungalow has been extended into the loft space to offer spacious and flexible family accommodation over two floors with ample scope for further extension (subject to the usual planning and consents). Whilst the property would now benefit from a degree of modernisation, the light and airy rooms and superb southwest facing garden present the perfect blank canvas for buyers to create a home to their own tastes. The accommodation briefly comprises: entrance vestibule and central hallway with useful built-in storage, large reception room to the front with built-in shelving and storage, second reception room/dining room overlooking the garden to the rear with large store cupboard, dual aspect kitchen with window to the front of the house and door to the garden to the rear, fitted with a range of wall and base units with integrated double oven and hob with the fridge freezer, dishwasher and washing machine included in the sale. There are two large double bedrooms to the ground floor with a spacious four piece family bathroom. Stairs lead from the dining room to the upper floor where there is a superb dual aspect double bedroom with dormer windows to the front and rear offering far reaching views to Corstorphine Hill. There is access from the upper landing to a generous part-floored and insulated loft storage space. Benefits on offer include gas central heating and full double glazing.



## Extras

The kitchen appliances, light fittings, window blinds and curtains are to be included in the sale. Some items of furniture are available to be included if desired.

## Gardens, Garage and Driveway

The property benefits from a substantial southwest facing garden to the rear. This delightful mature garden has lawn and patio areas, flower and shrub borders, timber shed and greenhouse. A pedestrian door gives rear access to the garage. The single garage is attached to the side of the property and has up and over door, power and light. A neat front garden and driveway set the house back from the street, enclosed by gates and a mature privet hedge.

## Viewing

Please contact Neilsons on 0131 625 2222





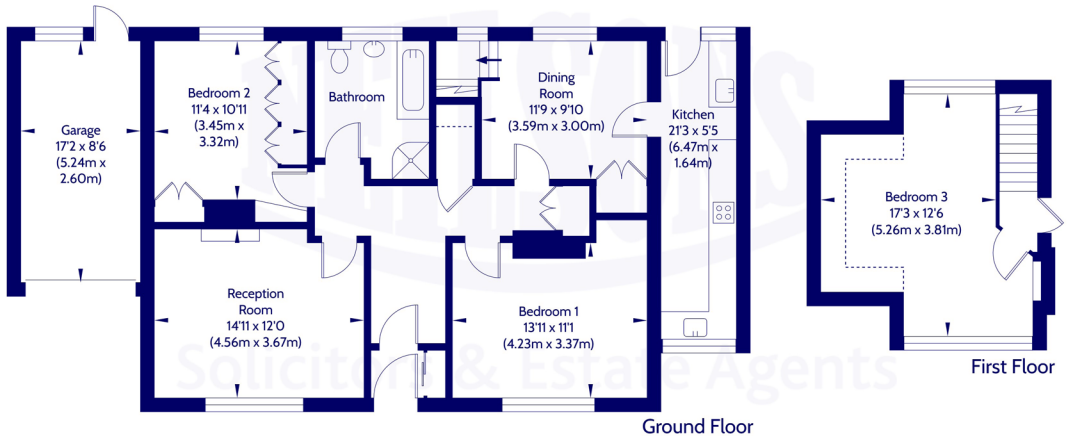
## Location

The property enjoys a peaceful position in the ever-popular district of Corstorphine, to the west of Edinburgh city centre. It is located within easy walking distance of local shops to provide for day to day needs with a choice of supermarkets including Tesco and Lidl also nearby. Corstorphine provides a wealth of independent 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, Edinburgh International airport and surrounding areas and by car the City Bypass and Central Motorway Network within easy reach.





Approx. Gross Internal Floor Area 118.53 Sq M / 1276 Sq Ft.



Area excludes garages, outbuildings, attics 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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