



Solicitors & Estate Agents










Offers Over

£390,000

6 Roull Road

Corstorphine | Edinburgh | EH12 7JS

Neilsons are delighted to present to market this rarely available semi-detached bungalow, quietly located in the desirable district of Corstorphine, close to local amenities and transport links. Offering flexible accommodation, a fantastic rear garden, and the potential to extend subject to the necessary planning permissions, this property is sure to have a wide appeal and viewing is highly recommended.

-  3 bedrooms
-  1 public room
-  1 shower room
-  Private front and rear gardens
-  Garage and driveway
-  EPC rating – D
-  Council tax band - F



Description

Freshly painted throughout, the accommodation briefly comprises of entrance vestibule and hallway, bright lounge with a shelved recess and cupboard under, a dual aspect kitchen with a range of cream wall and base units with co-ordinated worktops and subway style splashback tiling, three double bedrooms, one of which has a box bay window and multi-fuel stove and could also be utilised as a family room, and a partially tiled shower room with a white suite. There is also a floored attic with light which is accessed via a Ramsay ladder. The property also benefits from gas central heating and double glazing.

Planning permission was previously granted to for an extension to the rear garden to form a new open plan living/dining/kitchen and upper storey extension to form an additional bedroom and can be viewed on the City of Edinburgh Council planning portal using reference 21/05808/FUL.



Extras

All fixtures and fittings will be included in the sale along with the electric hob and oven, washing machine, dishwasher, fridge/freezer, greenhouse and shed.

Gardens and Parking

A neat front garden welcomes you to the property and to the rear is a substantial, fully enclosed rear garden, laid to lawn and bordered by trees and shrubs, along with a patio area which together offer a great place to dine in the warmer months and a safe space for children and pets to play. There is a double garage/workshop with power and light, a driveway provides off street parking and unrestricted on street parking is also available.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

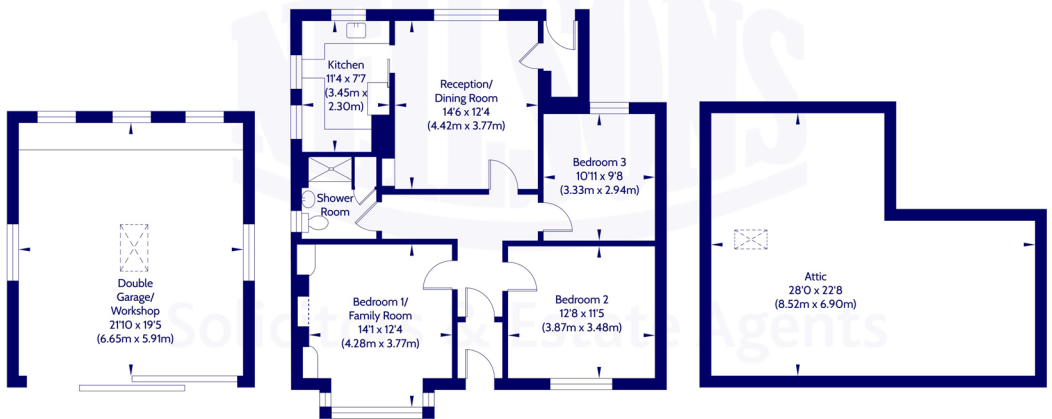
The property enjoys a peaceful position in the ever popular district of Corstorphine, to the west of Edinburgh's City Centre. It is located within easy walking distance of local shops to provide for day to day needs with a choice of supermarkets including Tesco and Lidl also nearby. Corstorphine provides a wealth of independent shops and services along with cafes, restaurants and take-aways with the nearby Gyle Shopping 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, Edinburgh International Airport and central motorway network are within easy reach.





Approx. Gross Internal Floor Area 84.38 Sq M / 908 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable. **Attic**
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.



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



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