



Solicitors & Estate Agents










Offers Over

**£630,000**

## 44 Station Road

Corstorphine | Edinburgh | EH12 7AJ

Impressive, cleverly extended detached bungalow set on a corner plot with lovely, well-tended private gardens including a south-westerly rear garden, and driveway to the side. Well positioned within the heart of Corstorphine, close to excellent amenities, reputable schooling and superb commuting links.

-  4 Bedrooms
-  2 Public rooms
-  2 Bathrooms
-  Private gardens
-  Driveway
-  EPC Rating – D
-  Council Tax Band – G



## Description

This delightful family home, which is laid out over two floors, is offered to the market in true move-in condition having been extensively renovated by the present owner to include rewiring, replumbing, replacement windows, new kitchen and bathrooms to name but a few! Affording stylish, versatile accommodation throughout, this exceptional home shall undoubtedly appeal to the professionals or families alike and merits internal viewing to be fully appreciated. In brief the accommodation comprises; welcoming entrance hallway with storage provisions, there is a side-facing twin windowed lounge with working shutters and enhanced with Parquet flooring. There is a beautifully appointed kitchen/dining/familyroom located to the rear with French doors leading to the side/rear garden. The fully integrated kitchen is fitted with a range of stylish wall and base units, built-in hob with hood, double oven, fridge and freezer, dishwasher. Located off the dining area is a cosy snug/sunroom, with pleasant aspect over the garden. There are three sizeable double bedrooms on the ground floor together with a contemporary shower room with luxury Rainfall shower and a further stylish bathroom comprising of a white three piece suite with Rainfall shower over bath. A carpeted staircase leads to the upper floor which houses the large principal bedroom with two Velux windows providing excellent natural light. Further benefits include gas central heating/combi, double glazing and cavity wall insulation.



## Extras

All the shutters and blinds, fitted floor coverings and most light fittings shall be included in the sale together with the built-in hob with hood, double oven/microwave integrated tall fridge and separate integrated freezer, and dishwasher.

## Gardens and parking

There are attractive gardens to three sides of the property, laid to lawn with pretty borders together with a driveway providing off-street parking for two cars. Located to the rear is a well established sunny south-westerly garden, laid with composite decking and lawn with flowerbeds and garden shed beyond.

## Viewing

By appointment with Neilsons on 0131 625 2222.





## Location

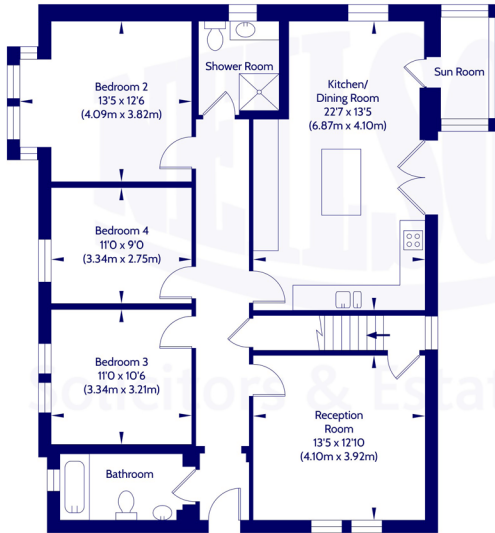
The property is located in the ever popular residential district of Corstorphine, close to many local shops and services on the nearby St John's Road with a large Tesco Extra supermarket slightly further. The Gyle Shopping Centre and Hermiston Gait offer a wider range of high street stores including a large Marks & Spencers. The area enjoys excellent local schooling at all levels together with leisure and recreational facilities including the open spaces of Victoria Park with historic Dower House, Carrick Knowe Golf Course and Corstorphine Hill Nature Reserve. The Water of Leith Walkway is not far and Edinburgh Zoo can be reached by a popular footpath which also leads to the Balgreen tram stop. The area is very well served by local public transport which links it to the City Centre and surrounding areas and offers easy access to the City Bypass linking the main Scottish motorway network system and Edinburgh International Airport.



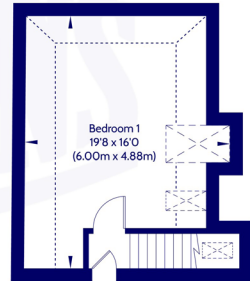


Approx. Gross Internal Floor Area 128.6 Sq M / 1384 Sq Ft.

### Ground Floor



### First Floor



To Attic

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.



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



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