










Offers Over

£425,000

1 Pearce Road

Corstorphine | Edinburgh | EH12 8ST

This delightful traditional detached bungalow with sizeable private garden grounds, multi-vehicle driveway and detached garage is quietly positioned within a cul-de-sac setting in the prime residential district of Corstorphine, close to excellent amenities, transport links and reputable schooling.

-  2 Bedrooms
-  2 Public rooms
-  2 Bathrooms
-  Private gardens
-  Driveway & Garage
-  EPC Rating – D
-  Council Tax Band - F



Description

The property offers an abundance of character and charm and features many wonderful and unique attributes, generously proportioned rooms all with large windows, capturing lots of natural light, varnished original flooring and stained glass 4 panel stripped wooden doors throughout.

The flexible accommodation comprises; entrance vestibule, welcoming L-shaped hallway with all rooms located off. There is a generous bay-windowed livingroom to the front with cast iron multi-fuel 'Morso' stove. Also to the front is a large principal double bedroom (currently with a 6 foot bed). There is a Victoria style bathroom with underflooring heating and fitted with a four-piece suite including a large double ended bath with shower overhead, WC, wash hand basin and bidet, with floor and wall tiled in traditional-style black and white tiles. A fantastic feature of this home is the rear facing "L" shaped open plan living / dining / kitchen

area, also with cast iron country 6 multifuel stove and large French doors leading to the garden. It should be noted that the stove also operates a secondary hot water and heating system. Fitted with underfloor heating, the solid oak kitchen and Mediterranean style tiling offers extensive work top space and practical storage, fitted with Neff double oven and 5 burner gas hob, large windows on 2 sides and fully glazed door allowing natural light and views of the garden. A second rear-facing double bedroom, currently an office benefits from an en-suite shower room with three piece suite and walnut wood parquet flooring. In addition, there is a large fully insulated and floored attic space with lighting, power and radiators and 4 Velux windows with views to the front out to the Pentland Hills. Further benefits include an alarm system, part cavity wall insulation, underfloor insulation, 2kw solar panels with original government contract, currently generating approx. £1000 pa, gas central heating and double glazing. (It should be noted the secondary heating system which runs from the dining room stove supplies a hot water tank and 3 radiators).



Extras

The 5-burner gas hob, hood and double oven are included in the sale together with the two sheds and 10x8 Summerhouse. The large Bosch fridge freezer, approx. 12 months old and Hotpoint dishwasher will also be included.

Gardens, driveway & garage

The private garden to front is part lawned with established borders with feature sandstone compass and long driveway leading to garage, with parking for up to 4 cars. Located to the rear is a fully enclosed landscaped garden with lawn, mature shrubs and many sandstone paved seating areas, including a feature butterfly. In addition, there is a large blue summerhouse, for true enjoyment of the garden.

It should be noted there are two double waterproof external electric points, 3 water taps, lighting and 4 sensor lights.

Viewing

By appointment with Neilsons on 0131 625 2222.





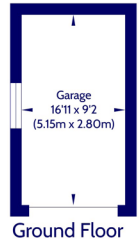
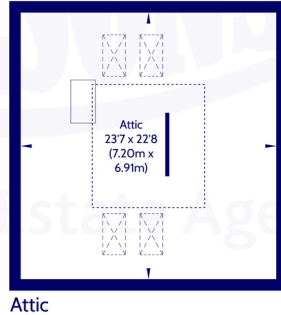
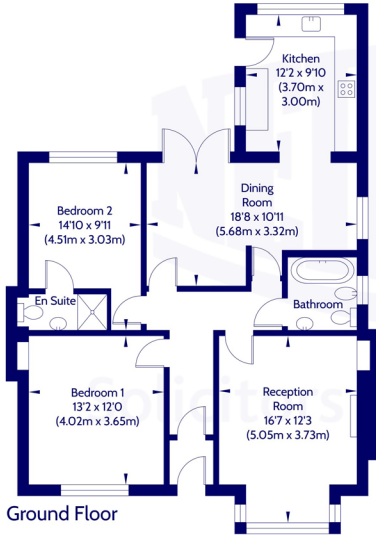
Location

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 92.23 Sq M / 993 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.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.



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



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

