



Solicitors & Estate Agents









Offers Over

£425,000

50 Tylers Acre Gardens

Corstorphine | Edinburgh | EH12 7JH

This impressive, truly stunning extended end terraced villa with fantastic sized, beautifully maintained private garden to the rear is quietly situated within a popular residential area close to a host of fantastic local amenities, schooling and transport links. In true move-in condition, this property would undoubtedly appeal to the growing families. Internal viewing is highly recommended to be fully appreciated.

-  3 Bedrooms
-  2 Public rooms
-  2 Bathrooms
- Utility Room
-  Private gardens to front and rear
- Floored attic storage
-  EPC rating – C
-  Council tax band - E



Description

The accommodation in brief comprises; entrance vestibule leading to the welcoming entrance hallway, generously proportioned and bright reception room, fabulous modern kitchen/dining/family room with French doors providing direct access to the rear garden, useful utility room with door providing direct access to the side, contemporary downstairs shower room and well proportioned bedroom 3. Finally, on the upper level there is a light and airy principal bedroom with fitted wardrobes, second good sized double bedroom and stylish family bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating, double glazing and access to a fully floored attic providing additional storage.



Extras

All fitted floor coverings and blinds/wooden shutters will be included in the sale together with the integrated fridge/freezer, integrated dishwasher and cooker. The garden shed will also be included in the sale.

Gardens & Parking

A real feature of this property is the generous sized, beautifully maintained private garden to the rear which offers a high degree of privacy and pleasantly overlooks the park beyond. The garden truly is a fantastic area to enjoy outside dining/relaxing and a great space for children to play. To the front, there is a monoblocked private garden which could be used for off-street parking (subject to the necessary planning consents).

Viewing

By appointment through Neilsons on 0131 625 2222.





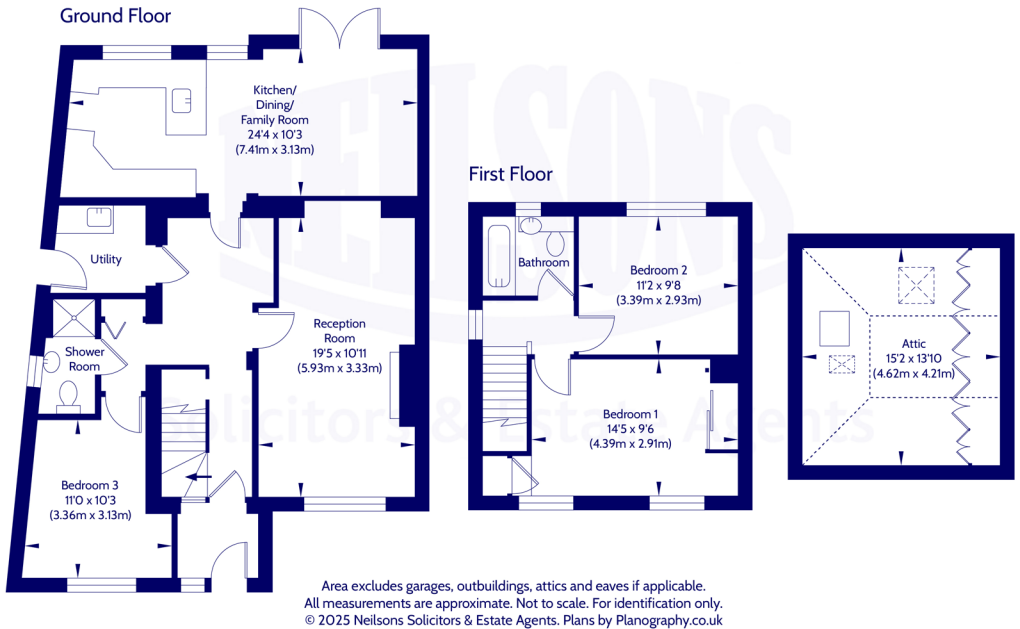
Location

The property is in the ever-popular residential area of Corstorphine, which lies to the west of the city centre. Many local shops and services are on hand with a Tesco's supermarket within easy reach. The Gyle Shopping Centre and Hermiston Gait offers a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.





Approx. Gross Internal Floor Area 113.5 Sq M / 1221 Sq Ft.



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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