





Welcome

Welcome to Roull Grove, this generously proportioned, extended detached bungalow boasting a sizeable plot, offers bright, spacious and flexible modern day family accommodation. The property is arranged over two floors and further benefits from a single garage and private gardens to the front and to the rear. The property is quietly located in the desirable district of Corstorphine, close to excellent local amenities, schooling 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. We would recommend an early viewing.

- Entrance vestibule.
- Reception hallway.
- Livingroom with direct access to the rear garden.
- Front facing reception room.
- Well equipped kitchen.
- Impressive bathroom comprising WC, wash hand basin, bath and shower cubicle.
- Three double bedrooms.
- Gas central heating.
- Double glazing.
- Single garage and driveway.
- Private gardens to the front and to the rear, large decked area.





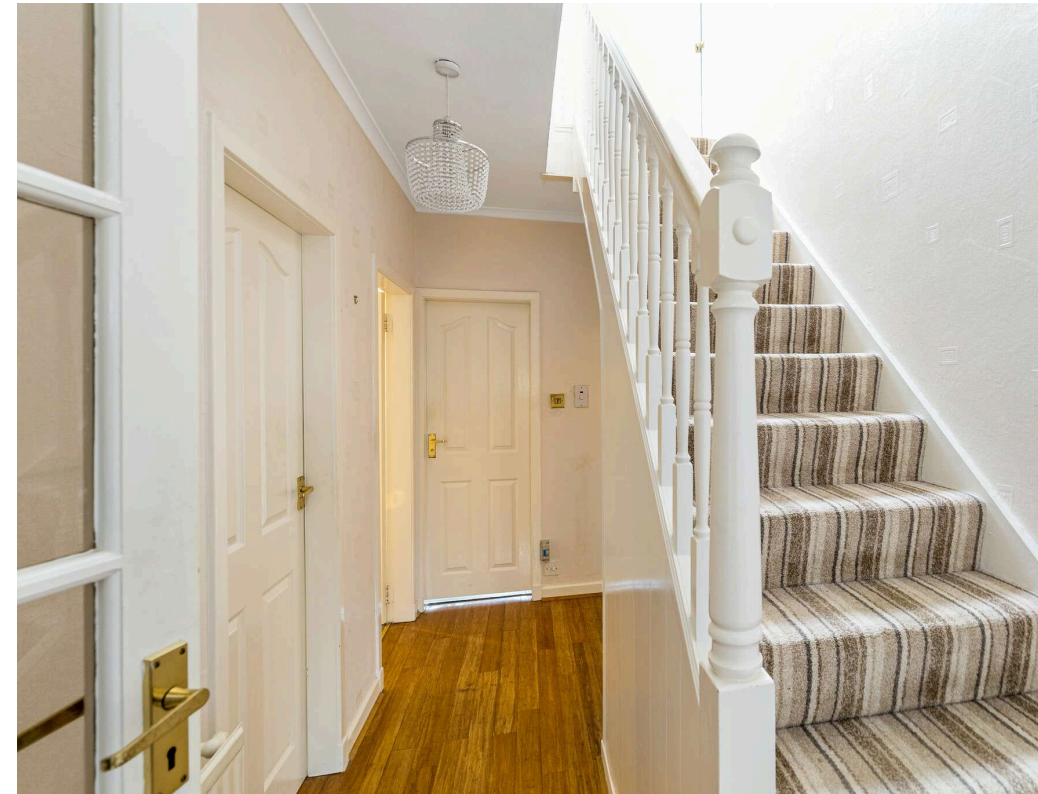


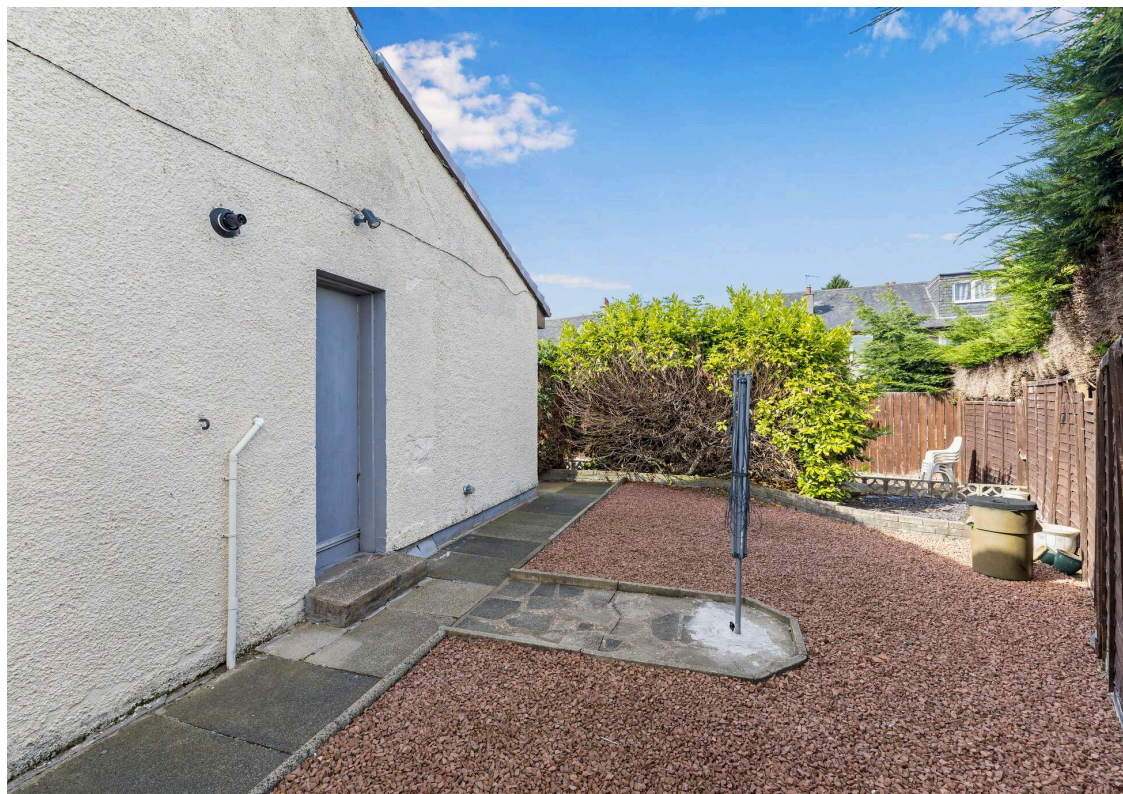
Corstorphine

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.

Extras

The white goods, curtains, blinds and fitted floor coverings are included.





Get in touch

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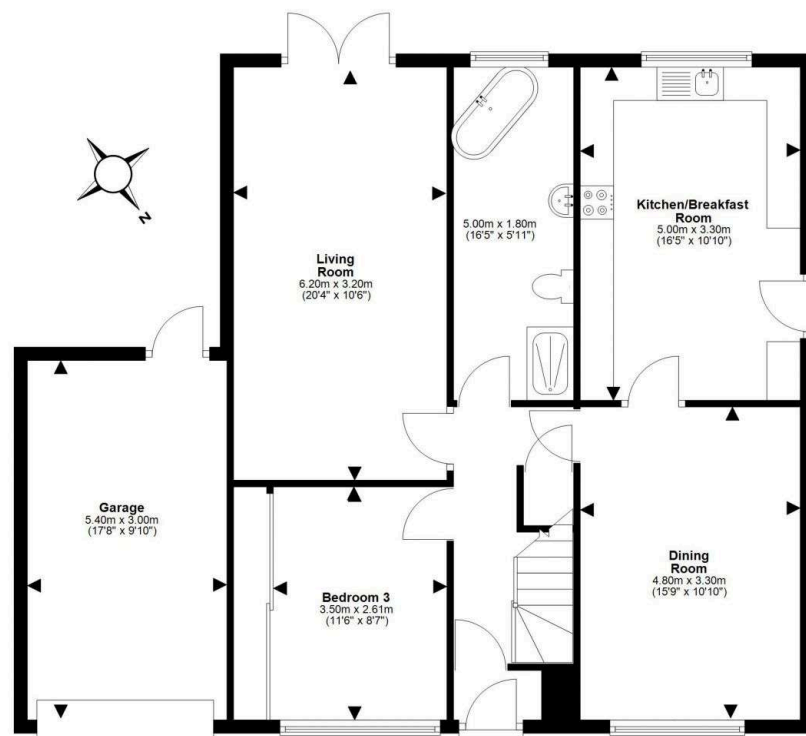
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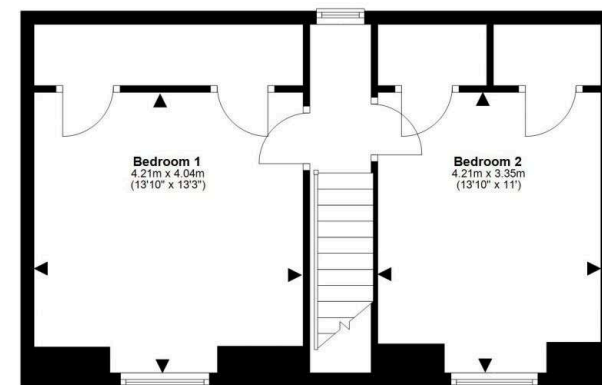


Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



First Floor