



Stunning, and well presented

Four-bedroom, two public room, detached house



The property for sale is a stunning, well presented, four-bedroom, two public room, detached house with glorious private gardens to front and rear, situated in the popular residential area of Corstorphine. It has been tastefully extended to provide light and bright, spacious accommodation which lends itself to flexible use, arranged over two floors. It has been tastefully decorated throughout with décor complementing the floor covering. On the ground level there is a lovely, elegant sitting room with dual aspect which has direct access from French doors to the garden. Accessed from both hall and kitchen is the dining room which could be used as a family room/ 5th bedroom as required. There is an attractive kitchen which has a generous range of cream fitted units, butchers block work tops and a butlers sink. A large utility room conveniently contains the white goods. On the first floor there is a lovely reception area with garden views which could lend itself to a study or additional seating area. There are four double bedrooms, one with en-suite and a smart family bathroom. To the rear there is a lovely private garden beautifully designed providing areas of lawn with sheltered seating areas ideal for enjoying the sunny aspect. Both the front and rear garden have been well stocked with small trees and a variety of mature shrubs and plants chosen to provide all year colour.

Key Features

- Hall
- WC /cloakroom
- Sitting room
- Dining room / or bedroom 5
- Kitchen
- Utility room
- Master bedroom with en-suite bathroom
- Three further double bedrooms
- Family bathroom
- Good storage
- Gas central heating and double glazing
- Private gardens with a large greenhouse
- On-street parking
- Garage



Corstorphine

The property is situated within the sought after Corstorphine area of the City, lying to the west of the City Centre. Excellent local shops and services are available within the area including Doctors surgery, banks, post office together with a 24-hour Tesco's supermarket. The Gyle Shopping Centre which is just a short drive away, offers a more extensive range of shopping facilities including a large Marks & Spencers and Morrisons, to name only a few. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses and within easy reach together with Drum Brae and David Lloyd Leisure Centres. The location is ideally located for access to The City of Edinburgh Bypass linking the east and west, the Queensferry Crossing and Edinburgh's International Airport.



Extras

All fitted floor coverings, curtains, blinds, light fittings, induction hob, oven, dishwasher, fridge, freezer, automatic washing machine and greenhouse (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

F

Home Report Valuation

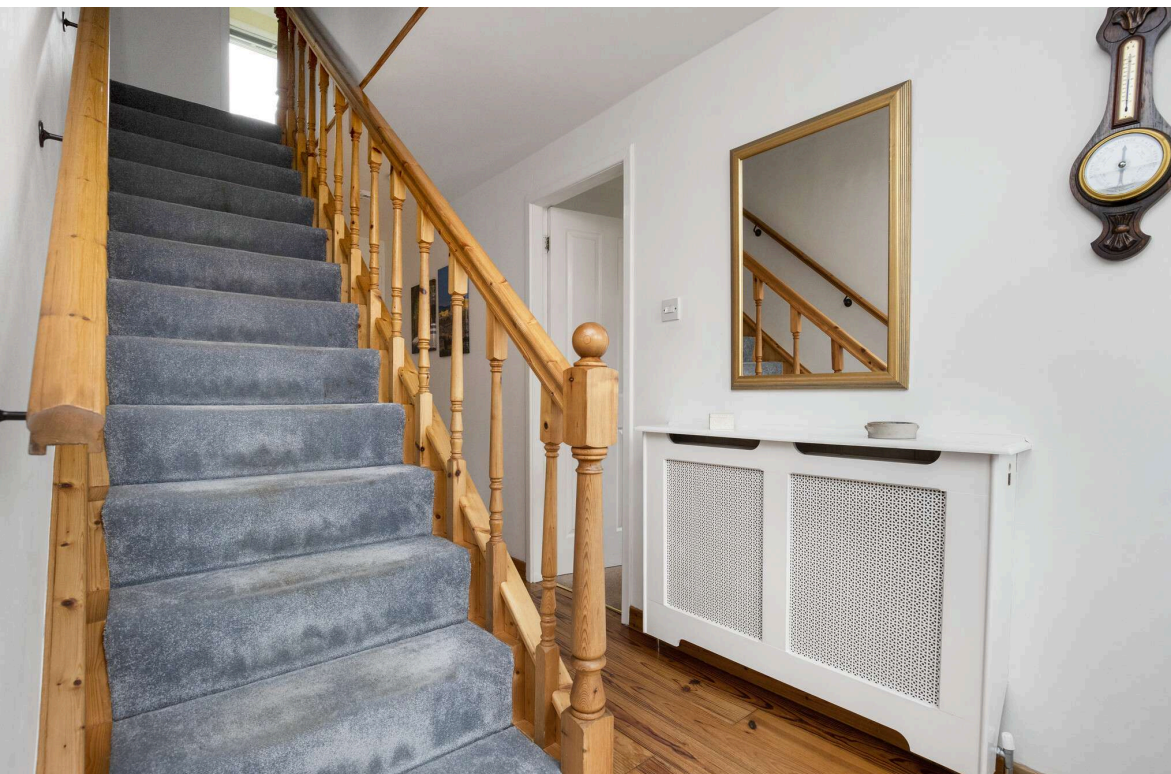
£400,000

EPC Rating

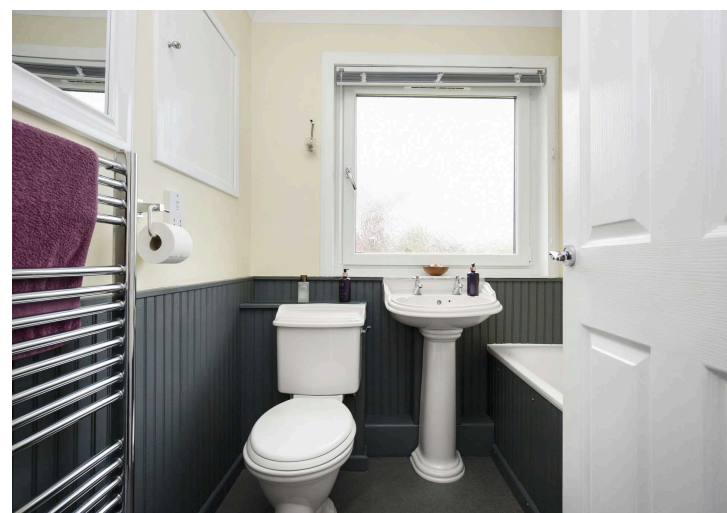
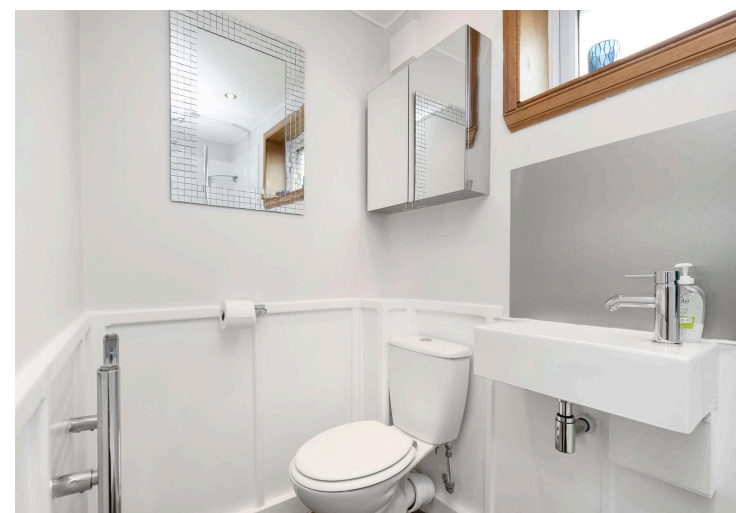
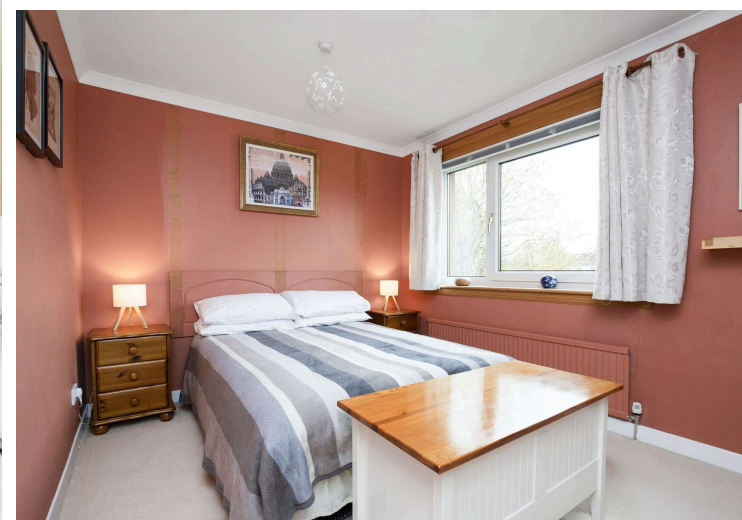
C

Tenure

Freehold

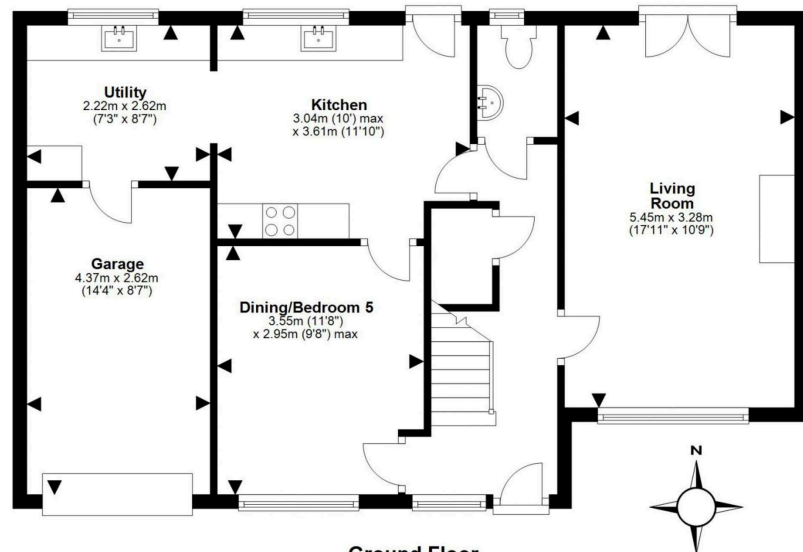












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



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