





## Attractive

### Spacious, four-bedroom, detached house



This attractive and spacious four-bedroom, detached house is situated in a lovely, quiet residential street in the popular Corstorphine area of Edinburgh, close to good schools, local amenities and transport links. The property is set in beautiful garden grounds and the accommodation is over 3 levels, offering extremely versatile living, ideal for those looking to put their own stamp on a property. With generous rooms and windows this property is filled with natural light. On the ground floor, there is an entrance vestibule and hallway, with storage, a cloakroom and a fantastic lounge, with double aspect windows, a feature brick wall, fireplace and access to the rear garden. A few steps down from this level, take you to a dining kitchen with a range of fitted units, appliances, a utility room, dining room, with sliding glazed doors from the hallway and a sunny conservatory, with direct access to the rear garden. There is also a double bedroom, with a walk-in wardrobe, built-in wardrobe and ensuite shower room on this level. On the upper floor there are three double bedrooms, a family bathroom, with a separate shower cabinet, and the landing has storage and access to the attic. The garden is of particular note, with beautiful planting and areas of lawn in this wrap around garden. The front has a large driveway leading to the double garage, edged with welcoming borders and the secluded courtyard to the side is a sun trap. The rear garden is very pretty and benefits from a greenhouse, patio, mature borders and a gate leads out to a stunning communal green interspersed with trees.

## Key Features

- Vestibule and hallway
- Lounge
- Dining kitchen
- Dining room
- Conservatory
- Utility room
- Cloakroom
- Four double bedrooms
- Two ensuite shower rooms
- Bathroom
- Gas central heating and double glazing
- Double garage and driveway
- Garden

Communal green - looked after by Burnbrae Association - approx. £200 per annum





## 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, double oven, hob, dishwasher, washing machine and greenhouse are included in the sale (no warranties given).

## Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

G

## Home Report Valuation

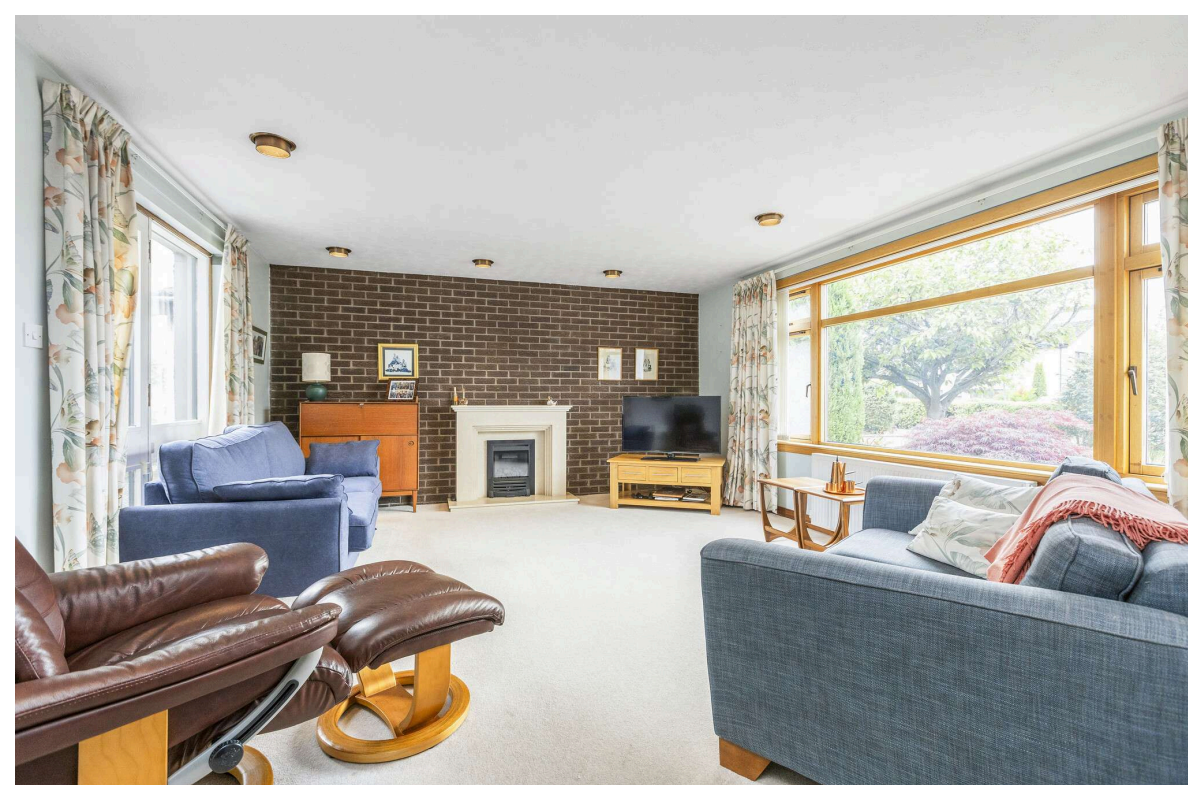
£625,000

## EPC Rating

D

## Tenure

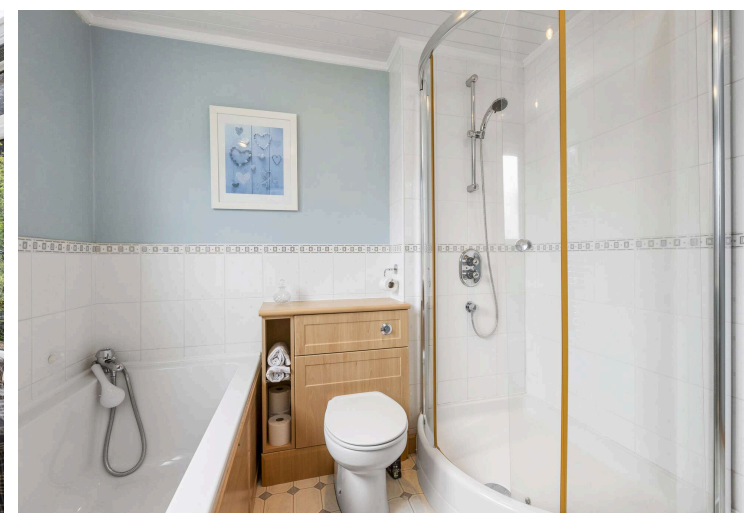
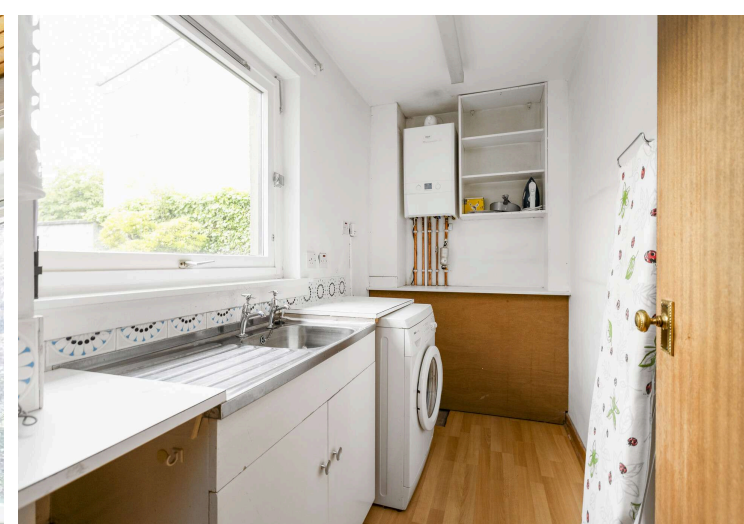
Free hold











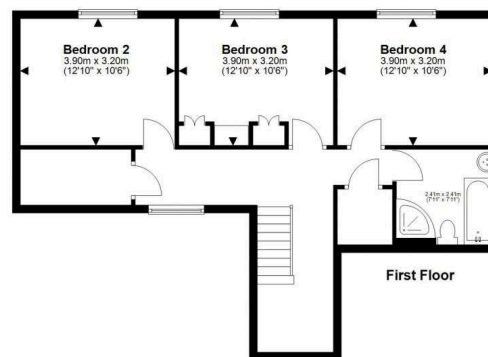












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.



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89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029  
e: [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk) ♦ w: [www.elpamsolicitors.co.uk](http://www.elpamsolicitors.co.uk)



Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

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