





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



14 Hillview Terrace
Corstorphine, Edinburgh, EH12 8RA

Entrance Vestibule & Hallway
Living Room
Dining Room
Kitchen
Study
3 Double Bedrooms & 1 Single Bedroom
Downstairs WC Room & Upstairs Family Bathroom
Panoramic Views
Beautiful Private Gardens
Shared Multi-car Driveway & Private Garage
Gas Central Heating

Boasting an elevated position with excellent panoramic views, this outstanding semi-detached house is enviably located in sought-after Corstorphine. Arranged over two levels, the desirable family home offers well-proportioned, versatile accommodation as well as beautifully maintained private gardens, a multi-car shared driveway and large garage for further off-street parking/storage. The property enjoys wealth of period features including attractive fireplaces, corning and Edinburgh press cupboards throughout, while benefiting from modern aspects such as gas central heating.

Set quietly back from the road within a leafy garden, the main door opens into a welcoming entrance vestibule followed by a hallway. The hall flows first into a spacious living room, which is naturally lit by a large bay window and arranged around a handsome fireplace and promises a comfortable setting for a variety of furniture layouts. Continuing along the hall, you reach the dining room which offers a generous seated dining space, with access to the kitchen. Beautifully appointed, the fitted kitchen boasts modern cabinetry and is equipped with an integrated oven, a gas cooker with 5 hobs, an extractor hood, a fridge freezer, a dishwasher and a washing machine. Next door, the study provides a quiet space for working from home, however this could also be used as a single bedroom or storage room. Also downstairs is a WC room with further under-stair storage.

A carpeted staircase leads up to bedrooms and family bathroom, which includes a four-piece suite including a shower and bathtub, and also provided access to the floored loft for further storage. The stunning master bedroom enjoys vast proportions, and the bay window boasts excellent panoramic views from Balerno to the Braid Hills. The second double bedroom is quietly positioned to the rear, and provides access to the third double bedroom which matches its great size and has a lovely outlook onto the rear garden. This could also make an excellent home office or nursery. A final single bedroom of good size completes the home.

Externally, the property is accompanied by an attractive front garden and an extensive rear garden with two sheds, and lots of space to enjoy the sunshine. A garage and a long shared driveway provide private off-street parking for multiple cars.

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping 'Mecca' in which traditional high street shops sit side-by-side with large retail outlets, such as a 24-hour Tesco Extra supermarket, a Lidl, Iceland and Co-Op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, and tennis, badminton, and squash courts. For enjoying the great outdoors, Corstorphine Hill and Hillwood Park are ideal places for a tranquil stroll and offer lovely views over the city centre. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those needing to travel further afield for work or leisure, Edinburgh International Airport is a 7-minute drive away, with two tram stops within close proximity. The area is also served by regular day and night buses, frequent trains from the South Gyle train station, and excellent road links to the city centre, Glasgow, Fife, and to the south. In addition, Corstorphine provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessed.

















Approx. Gross Internal Floor Area 138.66 Sq M / 1492 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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