



RALPH SAYER
SOLICITORS & ESTATE AGENTS

124 Turnhouse Road

Corstorphine, Edinburgh, EH12 0AU

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Welcome to a beautiful two-bedroom semi-detached cottage in Corstorphine, which has been carefully refurbished with a keen eye for detail. The impressive home features fresh neutral decor and brand-new flooring, offering a desirable blank canvas to buyers. It further boasts an outstanding open-plan reception area, as well as a brand-new kitchen, family bathroom, and en-suite. It also has a fully-enclosed rear garden and private parking. Unsurprisingly, this exceptional home will have popular appeal with a wide variety of buyers, including professionals, small families, and downsizers.

Extras: all fitted floor coverings, light fittings, and integrated kitchen appliances to be included in the sale



Property Summary

- A stone-built semi-detached cottage
- Presented in true walk-in condition
- Situated in popular Corstorphine
- Neutral interior décor throughout
- Welcoming entrance vestibule
- Hall with attic access for storage
- Large open-plan kitchen/living/dining room
- Stylish kitchen with integrated appliances
- Two bright and airy double bedrooms
- Quality en-suite shower room
- Family bathroom with overhead shower
- Easy-to-maintain front, side and rear gardens
- Private driveway for off-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - D
- Home Report Value - £375,000







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Sure to appeal with a wide variety of buyers, including professionals, small families, and downsizers





Let us help you find your next
dream property!



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 **CHARTERED FIRM**

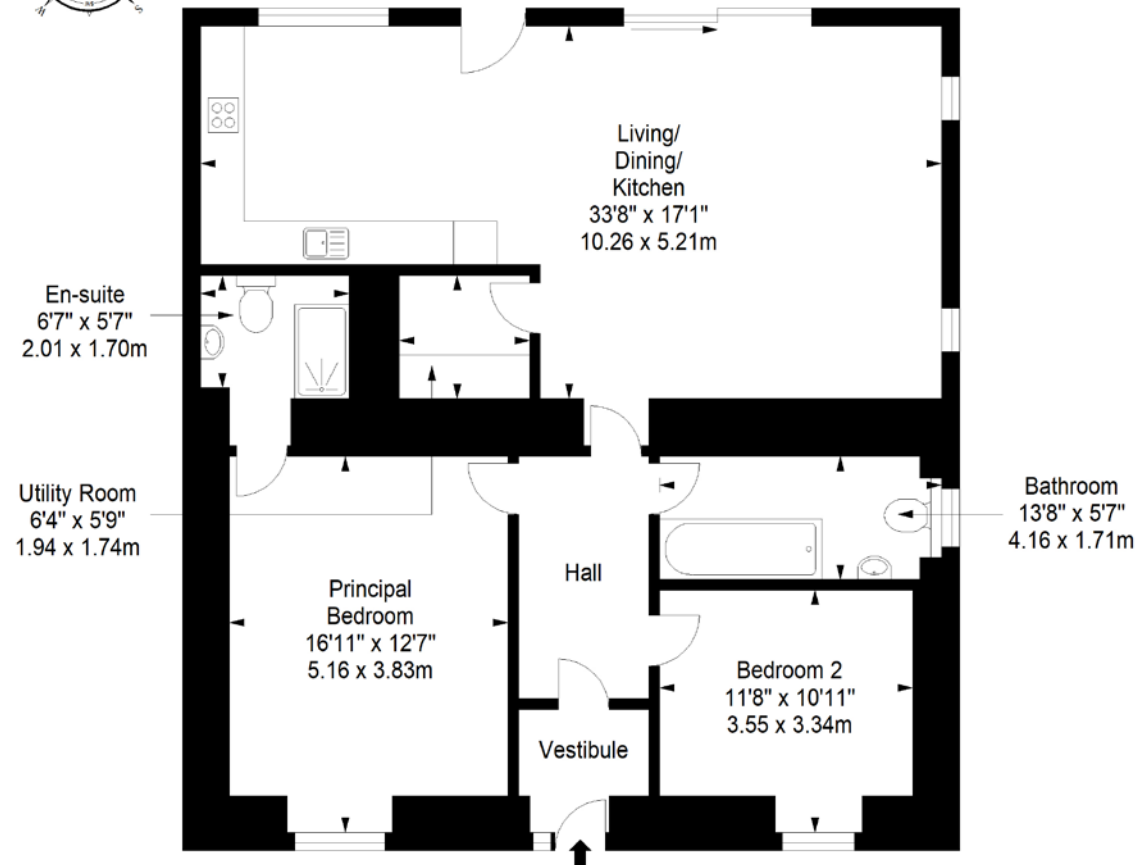
  

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Ground Floor
Approx. 107.6 sq. metres (1158.2 sq. feet)



Total area: approx. 107.6 sq. metres (1158.2 sq. feet)