



80 Caroline Terrace  
CORSTORPHINE | EDINBURGH | EH12 8QU

  
**warners**  
solicitors & estate agents





## 80 Caroline Terrace

CORSTORPHINE | EDINBURGH | EH12 8QU

Attractive south facing detached bungalow on two levels with driveway, garage and charming enclosed back garden with lovely leafy outlook beyond, located in a sought after residential area.

Whilst generally well maintained, this property may now benefit from a degree of cosmetic upgrading. It offers the new purchaser the opportunity to extend, re-model and modernise the property to their own particular specification and design. The house has been extended into the roof space to create two bedrooms, accessed from a study/dining room with French doors which lead directly to a super back garden which affords a high degree of privacy and seclusion. The living room features a large picture window which brings in a plentiful supply of natural light and a living flame gas fire forms an attractive focal point. The kitchen has a glazed door which leads directly to the garden. The ground floor accommodation is completed by two good sized double bedrooms, one currently used as a formal dining room, and a family bathroom with white suite and shower. On the upper floor is a generous double bedroom and a single bedroom.

- Hall
- Living room with feature fireplace
- Fitted kitchen
- Master bedroom
- Further double bedroom (or dining room)
- Bathroom
- Study with staircase to upper level and French doors to garden
- Further double bedroom
- Single bedroom
- Gas central heating
- Double glazing
- Driveway leading to garage
- Lovely mature back garden

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

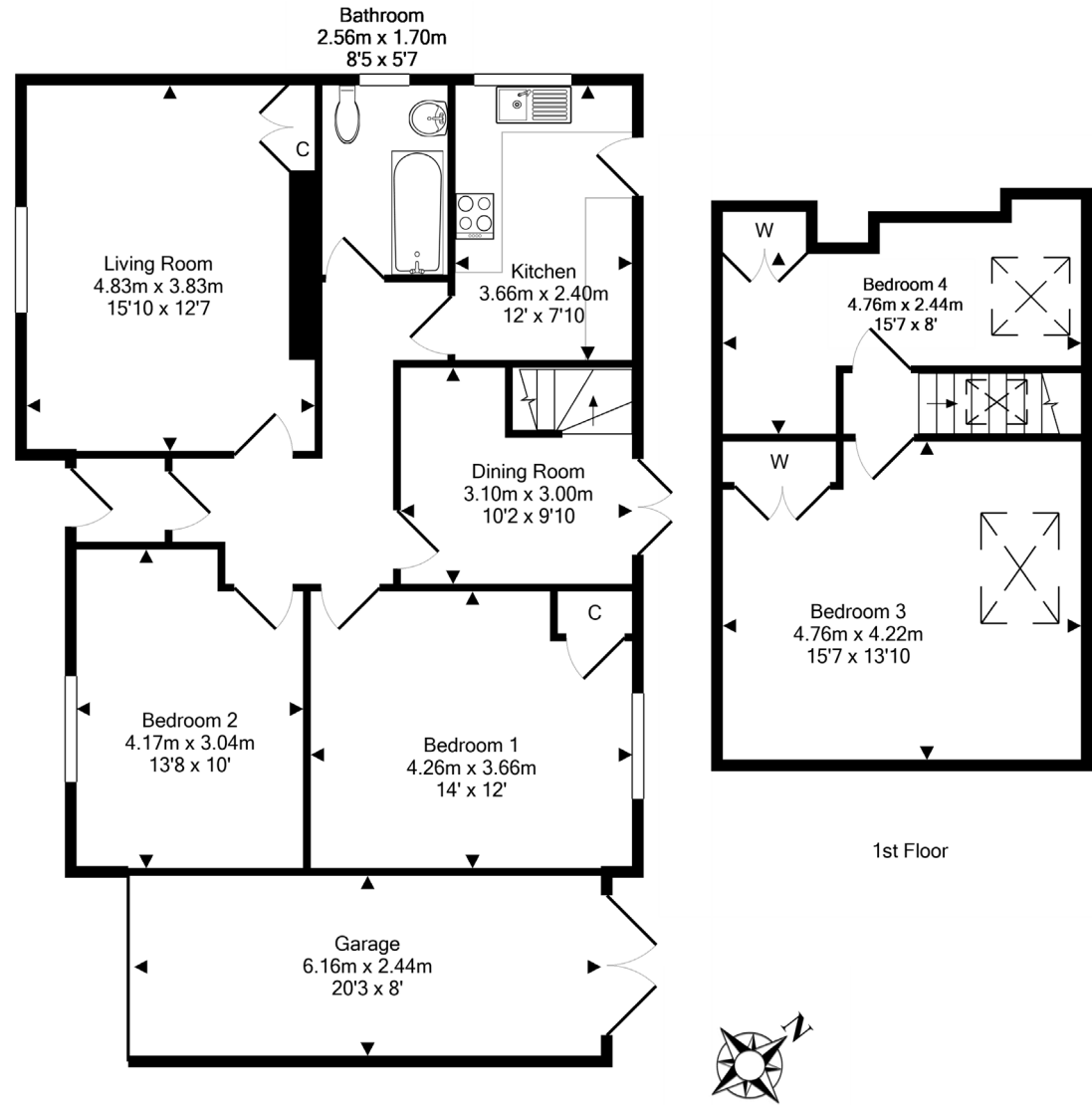




Extras: all carpets, curtains, washing machine and dishwasher will be included. Various items of furniture may be available by separate negotiation. EPC Rating D

Offering a wealth of amenities on the doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, including a 24-hour Tesco Extra supermarket. 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. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city. The area also benefits from its own rugby, football, cricket clubs and golf courses and the property is also close to Edinburgh Zoo. Schooling is well presented from nursery to senior level. For those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. 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 the South.





Ground Floor

1st Floor

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2021