



11 Sycamore Terrace
CORSTORPHINE | EDINBURGH | EH12 7HL


warners
solicitors & estate agents





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Warners are delighted to present this stunning traditional three-bedroom end terraced villa enhanced by fine period features whilst enjoying contemporary fittings throughout. Enjoying a prime situation and located in one of Edinburgh's sought-after locations, sitting just a few minutes' walk from the very heart of Corstorphine Village.

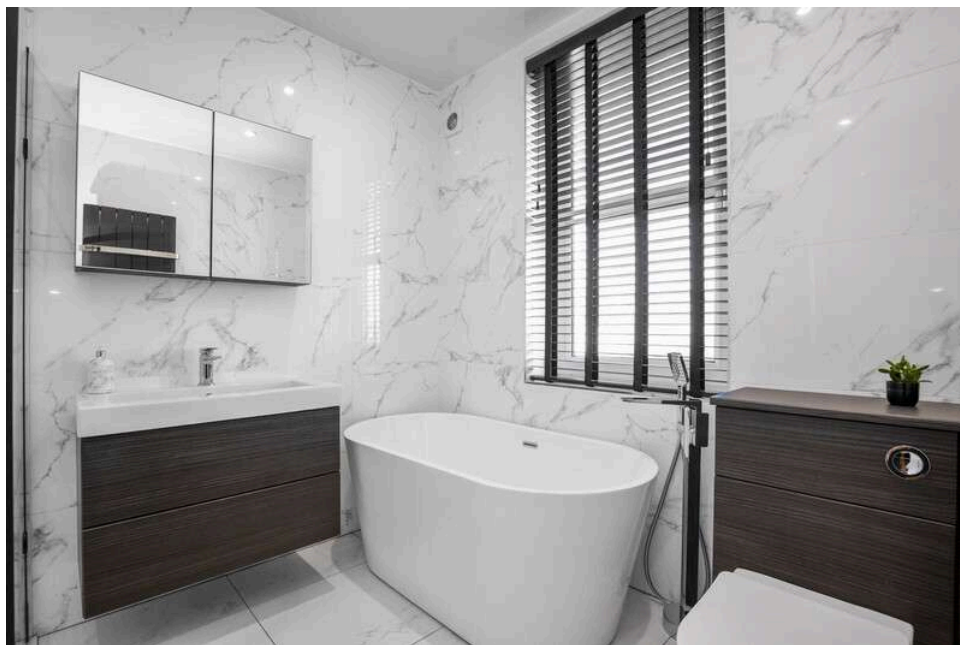
This excellent family home has been the subject of a comprehensive upgrading programme, carried out by the current owners. The property represents an elegant home of immense appeal, ideal for professionals or families alike, with charming landscaped private gardens and a private driveway with electric gate. The property has a modern feel throughout, but period features have been retained or renewed wherever possible, most notably in the living room where there is a wide south facing bay window, ornate cornicework and a lovely feature fireplace with gas fire insert. The open plan contemporary kitchen/dining room, creates a very sociable space, a kitchen island divides the space naturally into cooking and dining zones. There is also direct access to the private rear garden by means of French doors. The stunning Symphony kitchen comes with a host of wall and base storage units, featuring quartz worktops, induction hob, Belfast sink, double oven, AEG appliances, and the all important wine fridge, ideal for modern living.

There is added storage available in the entrance porch by way of integrated bespoke units, and a handy WC off the central hallway completes the downstairs accommodation. Upstairs a spacious landing leads you to three good sized bedrooms which enjoy views to The Pentlands and a modern fully tiled (Porcelenosa) bathroom with stylish four piece suite & under-floor heating, completes this perfect family home. Early viewing is recommended!

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.







All fitted floor coverings, wardrobes in bedrooms one & two, and the garden shed are included, whilst other items of furniture & furnishings may be available by separate negotiation. EPC rating D

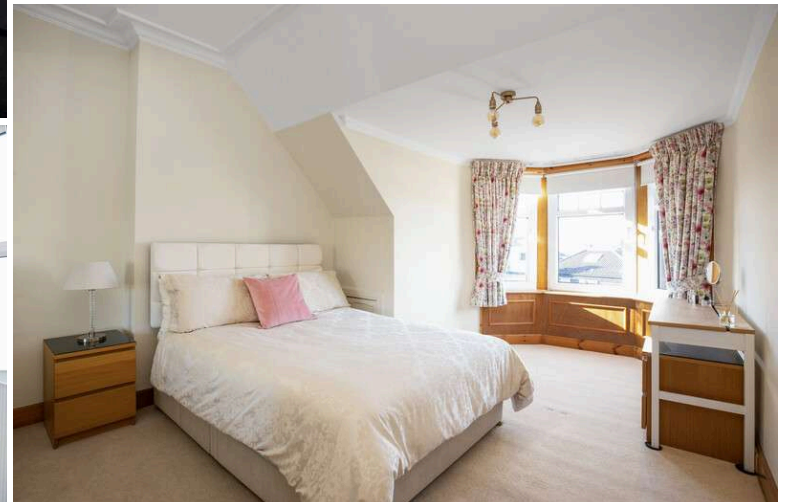
The property comprises:

- Welcoming entrance porch with bespoke storage units
- Central hallway featuring Karndean flooring which flows seamlessly throughout the kitchen/dining room and WC
- Light & spacious bay windowed living room with feature fireplace
- Contemporary kitchen/dining room with french doors to private garden, and large storage cupboard
- Landing with large storage cupboard
- Two double bedrooms (one with integrated storage and feature fireplace)
- Third double bedroom
- Modern fully tiled family bathroom with stylish four-piece suite, and under-floor heating
- Gas central heating & double glazing
- Low maintenance front & rear gardens, the rear comes with outside tap and is laid to astro with a mono-blocked seating area, perfect for al fresco dining and outdoor entertaining
- Private driveway with electric entrance gate

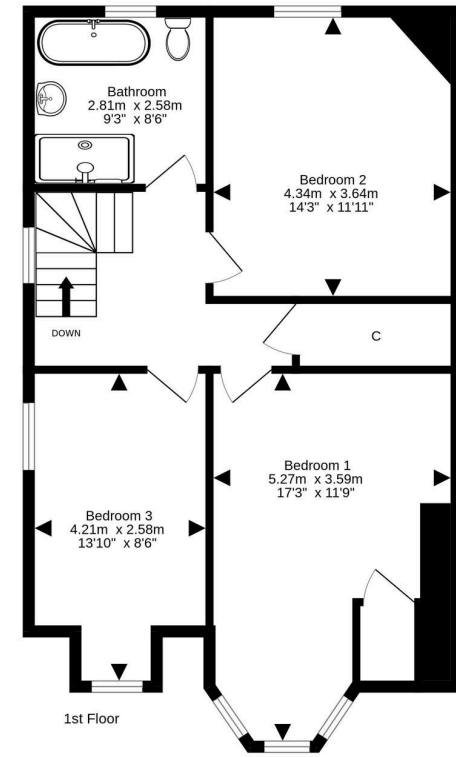
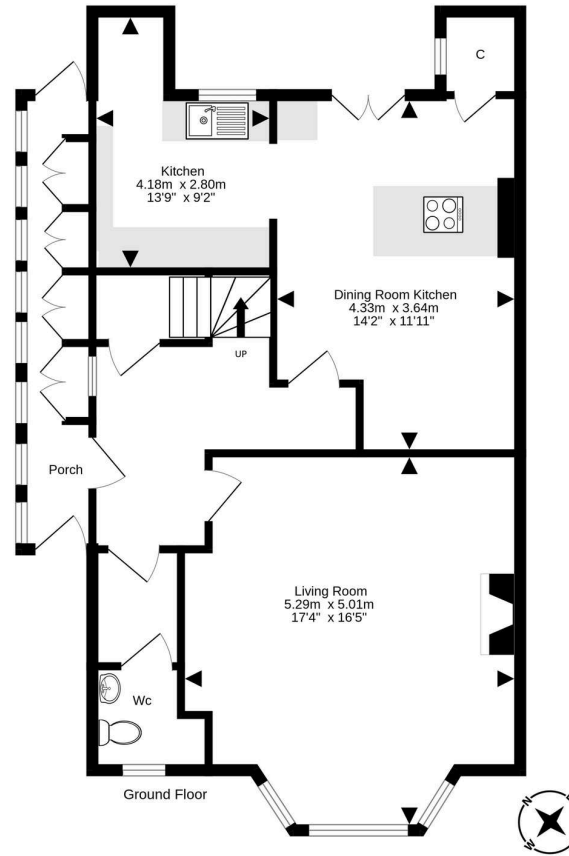
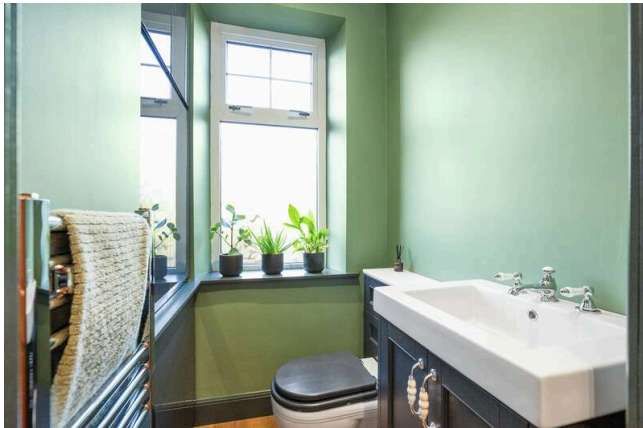




Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the 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, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away or directly accessible by the tram which stops a short walk away from the property. 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.







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 ©2024