



7 Caroline Gardens
CORSTORPHINE | EDINBURGH | EH12 6XJ


warners
solicitors & estate agents





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Immaculately presented four-bedroom townhouse in the highly desirable residential district of Corstorphine to the west of Edinburgh's city centre.

This stunning home offers well-planned and flexible accommodation over three levels and is offered to the market in true move-in condition. On the ground floor the kitchen/dining room is well-appointed with bespoke, luxury kitchen units and Lutron smart programmable lighting system, from here French doors lead to the paved rear garden. A large conservatory is also accessed from the kitchen/dining room, and a utility room and WC complete the accommodation on this level.

On the first floor, the spacious living room lets in an abundance of natural light, and from here access is granted to the south-facing balcony. This level benefits from a shower room and a double bedroom with a built-in wardrobe.

The top floor features three further double bedrooms. The largest of these benefits from built-in wardrobe and provides access to a balcony offering charming views across Corstorphine. Either of the remaining two bedrooms could be employed as a home office, study or gym giving the property a high degree of flexibility, and a modern family bathroom completes the internal accommodation.

Situated on a tranquil cul-de-sac, this spectacular end-terraced townhouse would make an ideal family home.

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







- Four-bedroom townhouse
- Highly desirable location
- Modern kitchen/dining room with bespoke kitchen fittings
- Lutron smart programmable lighting system in the kitchen
- Large conservatory
- Spacious living room with balcony
- Three bedrooms with built-in wardrobes
- Double bedroom with private balcony
- Modern family bathroom
- Integral garage
- South-facing rear patio with garden that wraps around the side

Extras included within the property:

- Britannia range cooker
- Samsung American style fridge freezer
- Bosch integrated dishwasher
- Wired in Sonos 1 sound system in the kitchen and bathroom
- LG smart TV in living room with Monitor Audio front, rear and centre speakers
- All curtains and blinds

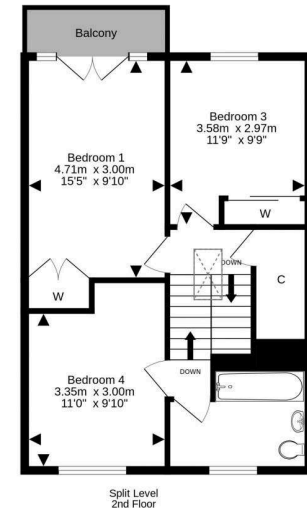
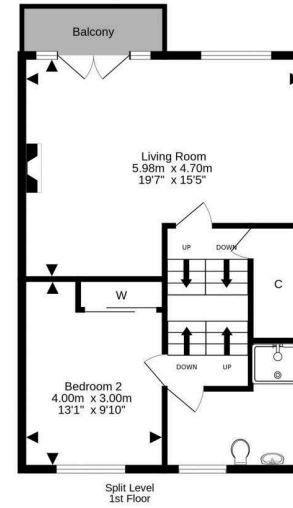
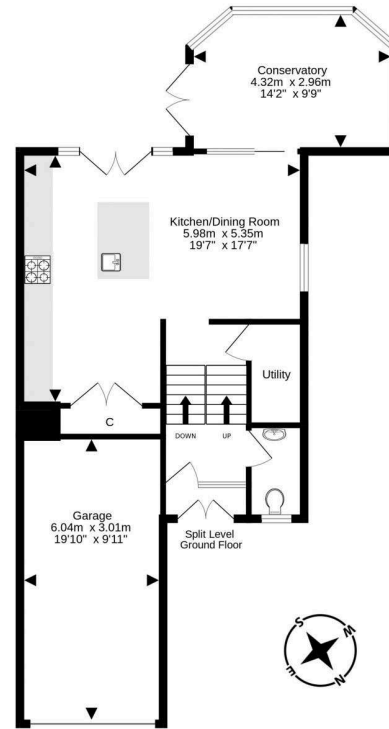
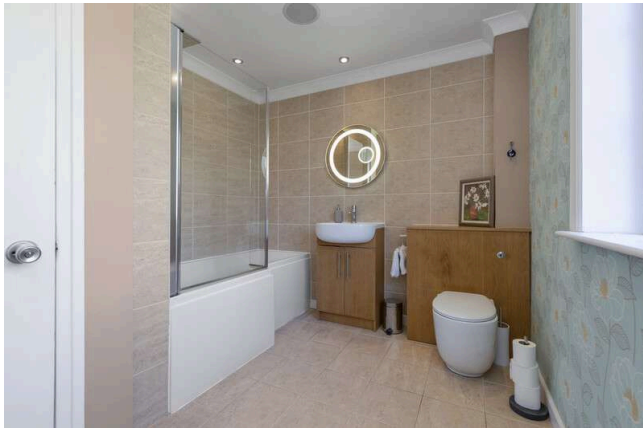
EPC band D



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 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, Sainsbury's and Scotmid. 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. 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.
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