



21 Pearce Avenue
CORSTORPHINE | EDINBURGH | EH12 8SW


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Nestled in the sought-after Corstorphine area of Edinburgh on a quiet road, this stunning five-bedroom bungalow offers spacious and contemporary living. This home boasts a generously proportioned living room featuring bay windows that flood the space with natural light. The focal point of the room is a charming fireplace, perfect for cosy evenings.

Adjacent to the living room is a large kitchen/diner, fitted with modern units and striking quartz countertops. This area provides ample space for dining and entertaining, making it the heart of the home.

On the ground floor, you'll find the master bedroom, complete with a sizable wardrobe for storage convenience. Bedroom two, also located on this level, offers additional space as a double bedroom. The fifth bedroom on the ground floor provides versatility, serving as either a bedroom or as a nursery, study or office.

Completing the ground floor layout is a contemporary family bathroom, featuring a shower over the bath, combining style and functionality seamlessly.

Ascending to the upper level, you'll discover bedrooms 3 and 4, both spacious double bedrooms offering comfort and privacy. Additionally, there's a separate shower room on this level, providing convenience for residents and guests alike.

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





Outside, the property boasts a front garden, adding to its curb appeal, while the rear garden offers a tranquil retreat with stunning views of the Pentlands, creating a picturesque backdrop for outdoor relaxation and entertainment.

In summary, this five-bedroom bungalow in Corstorphine offers a perfect blend of modern living spaces, versatile accommodation, and beautiful outdoor surroundings, making it an ideal family home in a desirable location. Corstorphine is renowned for its family-centric charm and excellent school catchment areas, making it an exceptionally desirable neighborhood for families. With its quaint streets, bustling community atmosphere, and abundance of green spaces, Corstorphine exudes a welcoming ambiance that resonates with residents of all ages.

EPC Rating D.

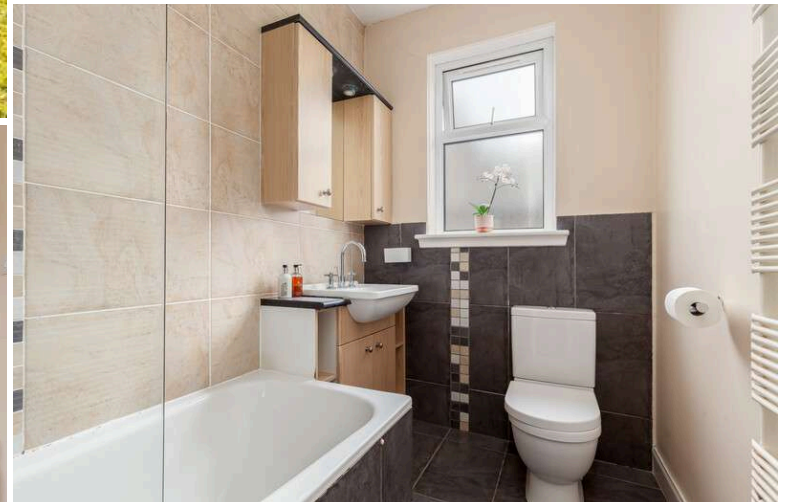
In brief the property comprise -

- South-West facing, beautiful bay windowed living room with fireplace.
- Contemporary kitchen/dining room with twin windows for an abundance of light.
- Four double bedrooms over two levels, with a versatile fifth bedroom that could be used as a guest bedroom, nursery, study or home office.
- Modern family bathroom with shower over bath.
- Handy shower room on the upper level.
- Gas central heating, Nest heating control and double glazing.
- Wrap around garden with the rear garden being North East facing with Pentland views.
- Driveway with electric charging point.
- On street parking.

All kitchen appliances, standalone fridge, kitchen larder, standalone tumble dryer, Nest heating control, all curtains, blinds, fixed light fittings, electric car charging point, greenhouse, fixed metal bicycle store, shed and playhouse will be included in the sale.



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. 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.



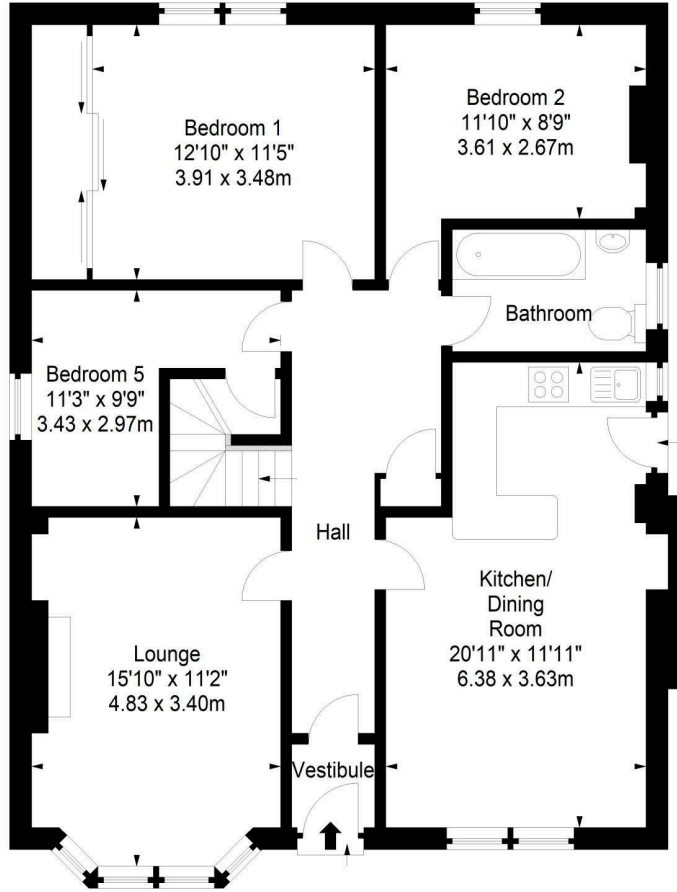
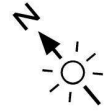




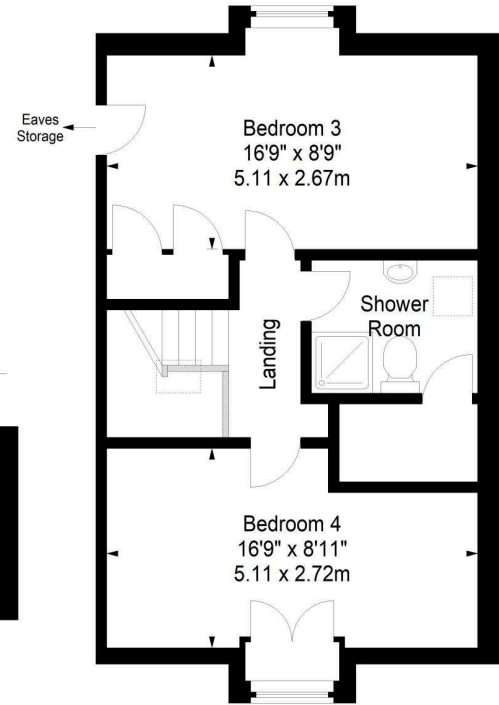
Pearce Avenue,
Edinburgh,
Midlothian, EH12 8SW



Approx. Gross Internal Area
1482 Sq Ft - 137.68 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor