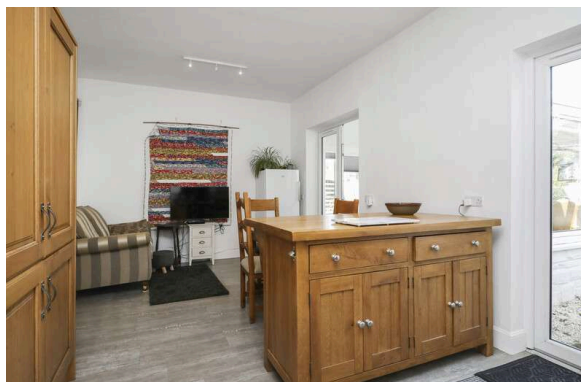




19 Hillview Road
CORSTORPHINE | EDINBURGH | EH12 8QJ


warners
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Situated in the desirable area of Corstorphine, this impressive, detached bungalow has been extended to the rear and into the roof space creates an excellent family home of immense appeal, with driveway, garage and well established and landscaped back garden.

This super property offers spacious, comfortable and well-planned accommodation over two levels which offers a degree of flexibility in terms of use. The downstairs accommodation boasts two large double bedrooms, light-filled living room with wood-burning stove, shower room, utility and a large kitchen/diner which is ideal for hosting gatherings. The dining area then leads onto a large conservatory which has a secluded outlook onto an exceptionally large, landscaped garden. The garden is truly the showpiece of this property with a beautiful patio area, decking to the rear as well as an extensive vegetable patch and expansive lawn.

The upstairs accommodation offers the master bedroom with en-suite and built in wardrobe, a further bedroom and bathroom. Completing this property is a driveway leading to a generously sized garage with office/workshop attached to the rear. Further benefits on offer include gas central heating, double glazing and glorious views to the Pentland Hills.

EPC rating D and Extras include blinds

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



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.





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 ©2023