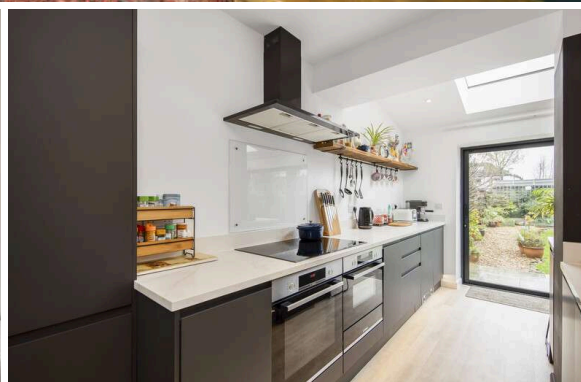
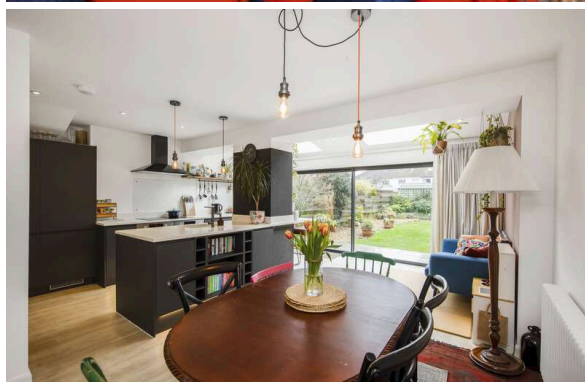




25 Tyler's Acre Avenue  
CORSTORPHINE | EDINBURGH | EH12 7JE

  
warners  
solicitors & estate agents





## 25 Tyler's Acre Avenue

CORSTORPHINE | EDINBURGH | EH12 7JE

A rare opportunity has arisen to acquire a particularly charming, mid terraced, three bedroom home occupying an enviable setting in the popular Corstorphine area of Edinburgh to the West of the city centre. This lovely home is presented in excellent decorative order throughout having been fully renovated and extended by the present owner and offers spacious accommodation over two floors, making an ideal buy for a family or a couple looking for more space. The ground floor of the property comprises of a welcoming entrance hall with spacious cupboard, a new open plan kitchen living room which has been elegantly transformed into the main hub of the home. The open plan living area boasts a living room, dining area and stylish new kitchen with sky lights and sliding doors letting in an abundance of natural light and giving access to the landscaped garden with space to relax and enjoy the best of the attractive outside areas. The fully fitted new kitchen comprises dishwasher, washing machine, fridge freezer, oven, microwave, induction hob and fan, breakfast bar, island and dining area. Upstairs houses three well proportioned bedrooms with built in storage and completing the accommodation is the well finished family bathroom with waterfall shower over the bath. The property also benefits from a floored attic, front driveway and rear garden with patio, lawn and shed. Early viewing is highly recommended!

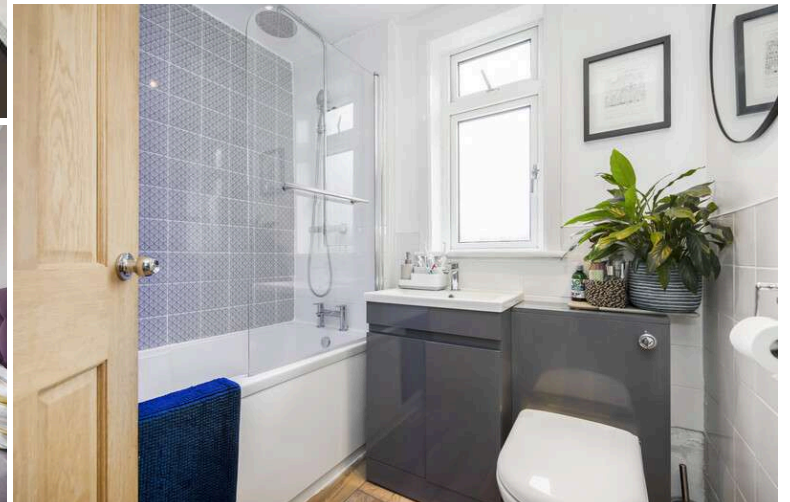
- Welcoming reception hall with storage
- Open plan kitchen living with sliding doors to the garden
- Fully fitted new Kitchen and dining area
- Three well proportioned Bedrooms
- Contemporary Bathroom with waterfall shower over bath
- Gas central heating, double glazing and floored attic
- Private Garden, driveway and unrestricted on street parking

The venetian blinds and all built in kitchen appliances will be included in the sale of the property. EPC rating C.

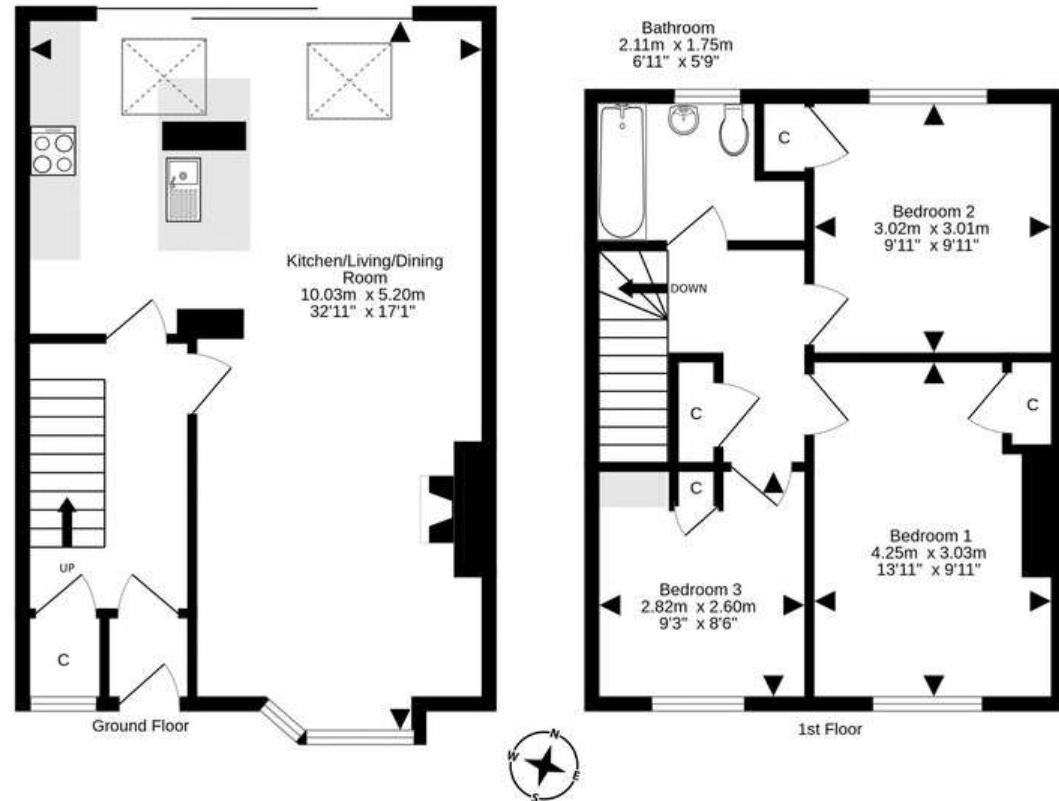
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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 ©2024