



48 Turnhouse Road
CORSTORPHINE | EDINBURGH | EH12 8ND


warners
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Beautifully presented detached bungalow offering flexible accommodation to three double bedrooms and one box bedroom, boasting a desirable suburban address conveniently close to the City Bypass, motorway network, Edinburgh airport and The Gyle shopping centre. This appealing home is accompanied by neatly-kept gardens, driveway and garage with power as well as access to unrestricted on-street parking. The property opens into an entrance vestibule which leads to a bright and welcoming entrance hall. Leading off the hall is a spacious reception room to the front and a further two bedrooms, one front facing and one to the rear. The large kitchen/dining room is located to the rear and boasts a modern white gloss fitted kitchen with central induction hob storage island and integrated appliances, and flows through to a multi-purpose conservatory with 'Keep a Heat' high efficiency glass, underfloor heating as well as a radiator. The conservatory gives access to the secluded, enclosed rear garden.

Access to the upper floor is of the hallway via a wide staircase and The upper landing leads to the generous principal bedroom with triple glazed Velux windows, a box bedroom/ office/nursery with fitted dressing table, and bathroom with shower cubicle with electric shower, vanity sink and bath. Externally, the home is complemented by well manicured front and rear gardens, a mono-block driveway with ample parking for 4 vehicles leading to a garage with remote.

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





- Sought-after suburban location
- Beautifully presented detached bungalow
- Bright entrance hallway
- Spacious Dining/kitchen
- Versatile conservatory
- Lounge to the front with feature cast radiator
- Two further double bedrooms on ground level
- Principal bedroom on upper level with triple glazed Velux windows Shower room on ground and upper floor
- Study/Small bedroom
- Gas central heating and new double glazing

- Unrestricted on-street parking

EPC Rating C.

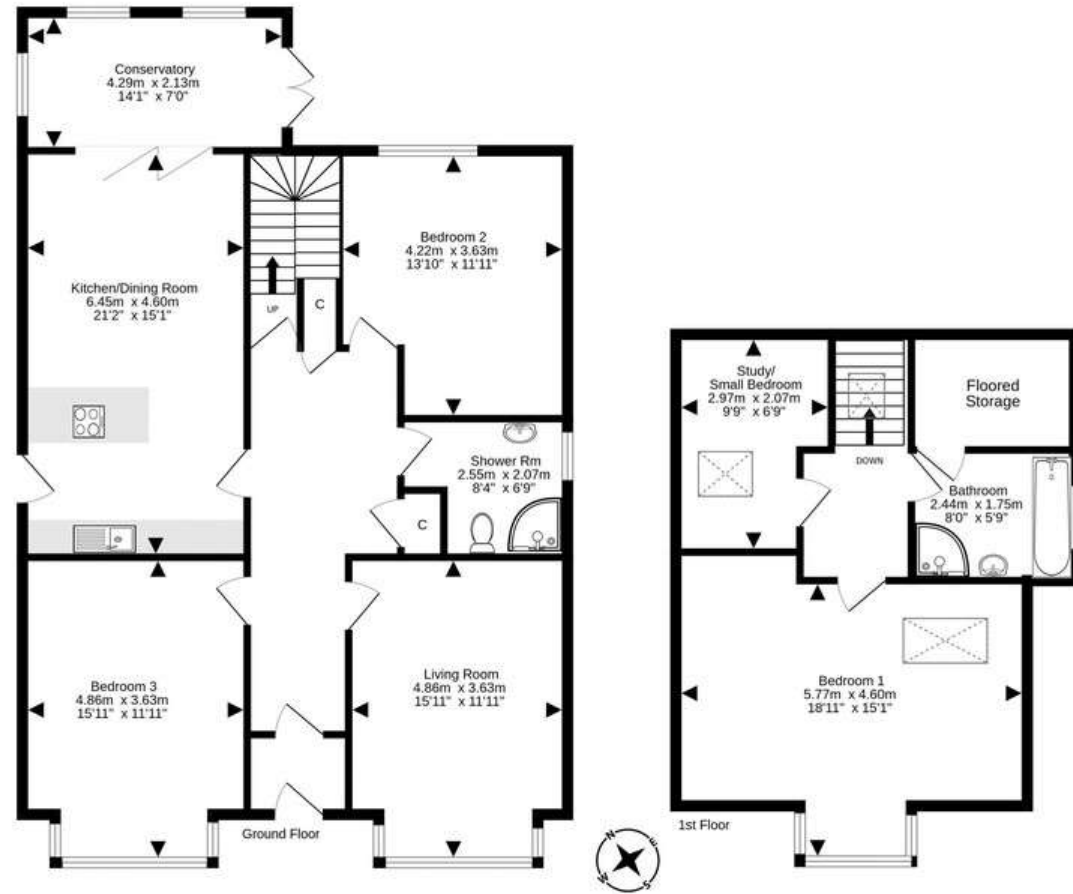
Extras include all light fittings, curtains, blinds, cooker, fridge/freezer, washing machine, microwave, dishwasher, all wardrobes, downstairs chests of drawers and the garden furniture with shed.



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.
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