



86 Saughton Road North
CORSTORPHINE | EDINBURGH | EH12 7JU


warners
solicitors & estate agents





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Bright and exceptionally spacious detached home enviably set within the highly regarded area of Corstorphine, well placed for a superb range of amenities and excellent road links.

Deceptively spacious from the outside, this lovely property provides generous well-proportioned and thoughtfully planned living space over two levels, offering a degree of flexibility in terms of use, with an abundance of windows which bring in a plentiful supply of natural light and there are fantastic storage options throughout.

Externally there is a sunny enclosed garden which can be accessed from various rooms, making it an ideal spill over entertaining space. There is a driveway leading to a large garage/workshop with electricity, which could be utilised in a number of ways.

EPC Rating E.

All blinds, floor coverings and fixtures and fittings will be included in the sale.

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





Accommodation:

Ground level

- Welcoming entrance hallway with storage and wc
- Dual aspect living room with French doors leading to enclosed rear garden grounds
- Fitted dining kitchen with integrated appliances
- Dining room off kitchen with French doors to garden
- Utility room off kitchen with door to garden giving handy access to garage/workshop
- Family room with bedroom 4/study off

- Bedroom 4/study with en-suite shower room

Upper level

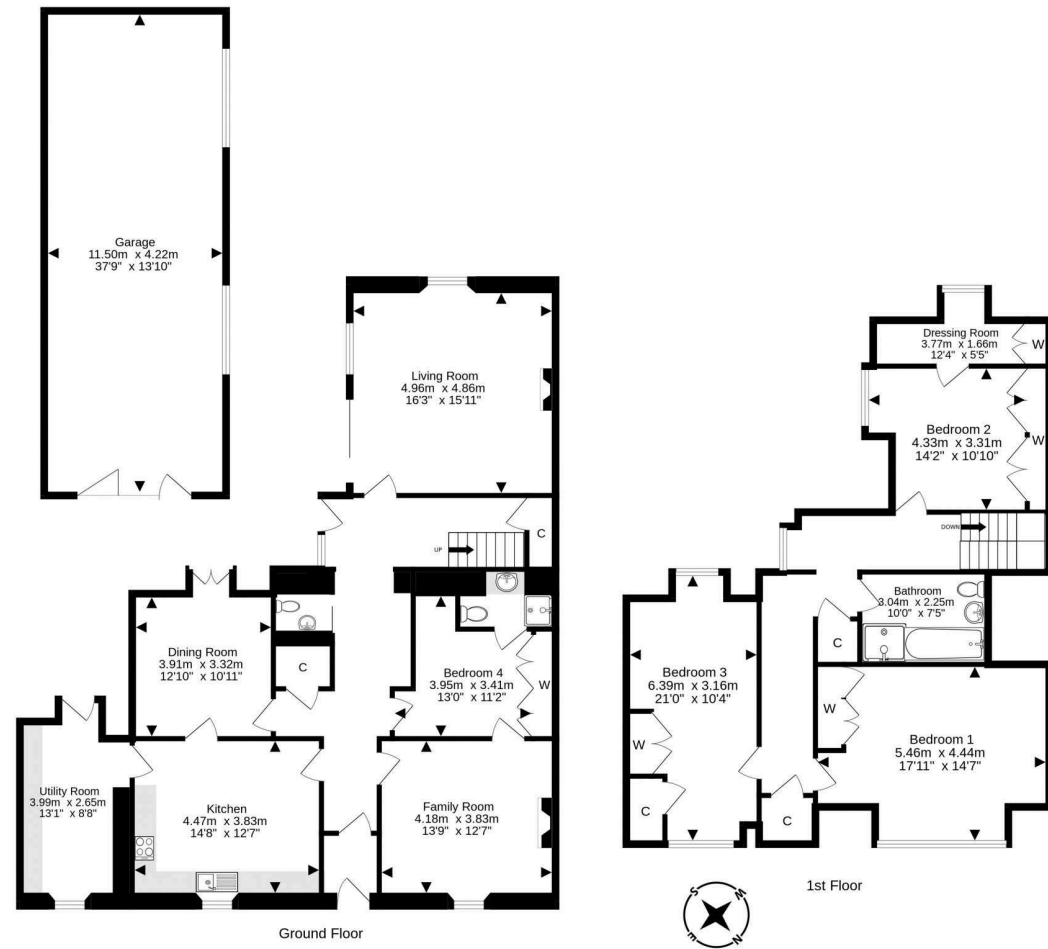
- Three spacious bedrooms all with built in storage
- Dressing room off bedroom 2 with further fitted storage
- Modern family bathroom with separate mains shower cubicle and bath



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