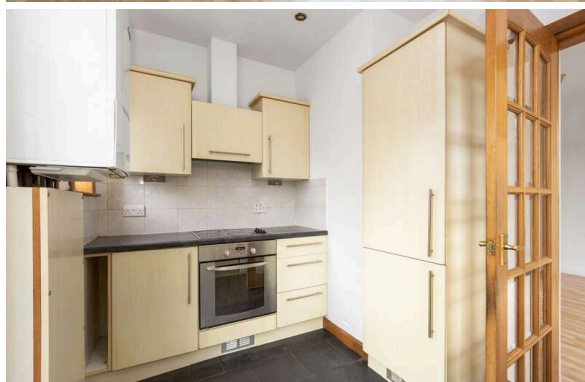




4 Roull Road
CORSTORPHINE | EDINBURGH | EH12 7JS


warners
solicitors & estate agents



4 Roull Road

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An exiting opportunity to acquire this spacious, three-bedroom, semi-detached bungalow boasting a large, private rear garden and situated in the popular residential district of Corstorphine to the west of Edinburgh's city centre.

The living room is of a good size and forms the main public space in the property, and from here sliding doors open to provide access to the exceptionally large, private rear garden. All three bedrooms are well-sized doubles, with each room having the potential to be alternatively employed as a dining room, home office or study, giving the property an excellent degree of flexibility. The kitchen offers a good amount of cupboard storage, and a shower room completes the accommodation internally.

Offering immense appeal to anyone looking for a family home within reach of the city centre, early viewing is highly recommended.

- Three-bedroom semi-detached bungalow
- Popular location
- Excellent local amenities
- Easy access to public transport links
- Living room
- Kitchen
- Three double bedrooms
- Shower room
- Gas central heating
- Double glazing
- Large rear garden
- Front garden
- Driveway
- Garage

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

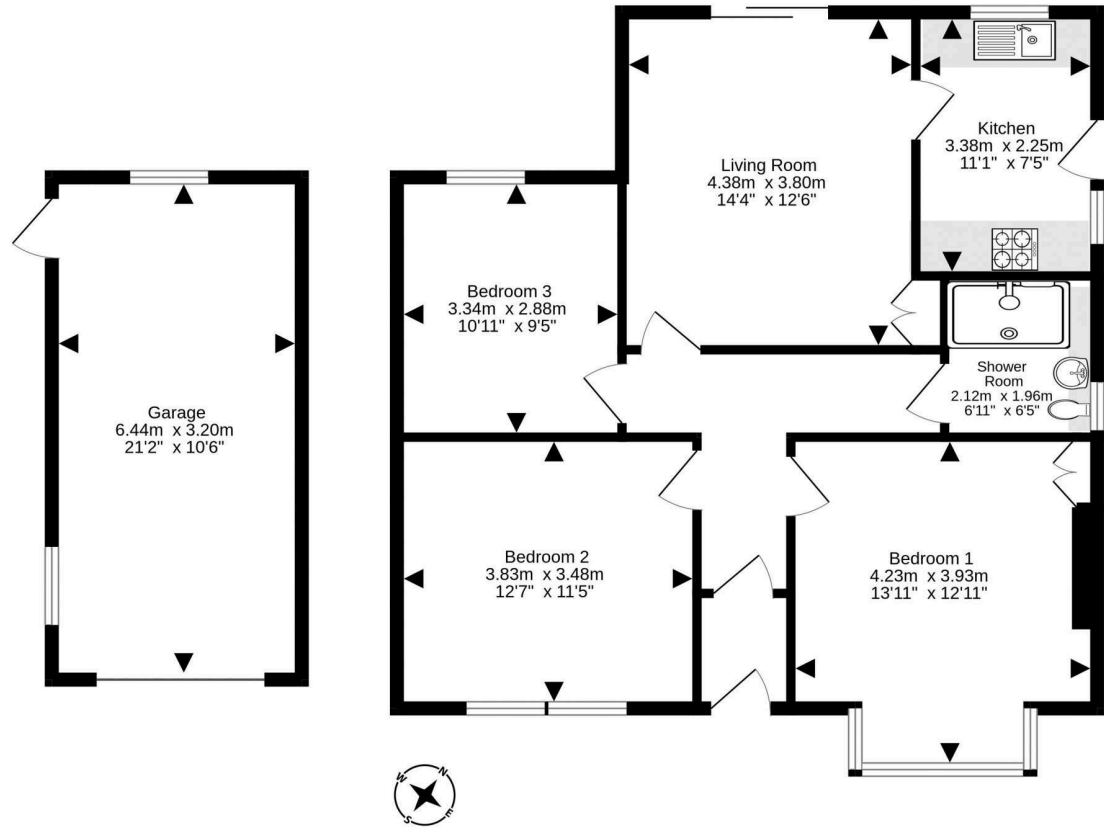


All integrated kitchen appliances are included in the sale of the property

EPC Rating D

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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