



24 Corstorphine Hill Avenue
CORSTORPHINE | EDINBURGH | EH12 6LE


warners
solicitors & estate agents



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Warners are delighted to present this rarely available four-bedroom main door upper villa of immense appeal, which boasts a south-facing garden and enjoys stunning views towards the Pentlands. The property is situated within a quiet residential street and offers generous, contemporary, comfortable, and flexible accommodation over two floors, ideal for a couple or growing family in the ever-popular Corstorphine area, surrounded by excellent local amenities and excellent transport links.

Externally, there is a private driveway to the side of the property, which provides ideal off-street parking for several vehicles and leads to a large wooden shed offering extra storage and secure access to the rear private garden. The sunny, south-facing rear garden is mainly laid to lawn with a combination of shrub and flower beds as well as an intimate patio area, making it perfect for al fresco dining and outdoor entertaining. This property further benefits from gas central heating and double-glazing, as well as excellent extra storage in the eaves. Early viewing is recommended.

Main Door

Entrance vestibule and stairway, leading to the first-floor hallway and main living areas

First Floor

Elegant living room with bay window and feature fireplace with gas fire insert contemporary, well-appointed kitchen with integrated appliances and five-ring gas hob, dining room / home office / fourth bedroom, double bedroom, family bathroom featuring a stylish three-piece suite with mains shower over bath

Second Floor

Two further double bedrooms (one with integrated storage), family bathroom featuring a stylish three-piece suite with mains shower over bath

Further Features

Gas central heating and double-glazing, sunny, south-facing private rear garden, private driveway leading to large storage shed

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



Extras: All floor coverings, light fixtures, blinds, curtain rails, integrated appliances (fridge/freezer, Bosch dishwasher, Hoover washing machine, 5-burner gas hob, electric oven and microwave), wardrobes, and bookcases will be included in the sale.

EPC Rating C

Corstorphine is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a 24-hour Tesco Extra supermarket, Sainsbury's and Scotmid. 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.



