

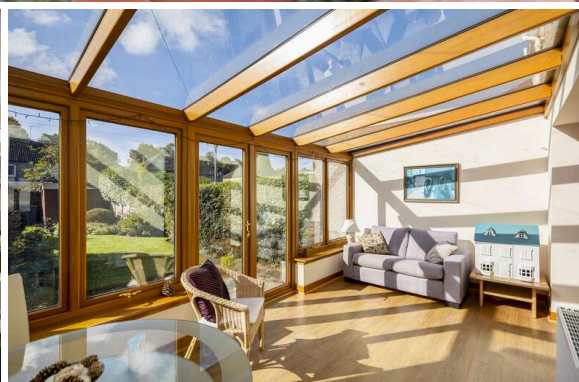


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38 Tyler's Acre Avenue  
CORSTORPHINE | EDINBURGH | EH12 7JE

  
**warners**  
solicitors & estate agents





## 38 Tyler's Acre Avenue

CORSTORPHINE | EDINBURGH | EH12 7JE

Well presented and bright, two/three bedroom terraced villa occupying a prime position within the desirable district of Corstorphine.

This lovely property will make a fantastic home and has been maintained to a high standard throughout and boasts a south facing rear garden, and a spacious conservatory/sun room,. Offering generously proportioned accommodation over three floors the property comprises:-

- Entrance hallway with storage
- Dual aspect Lounge/Dining room
- Spacious conservatory/sun room opening to south facing rear garden, laid to lawn with patio area and shed
- Fitted kitchen with electric hob, double oven and hood, with space for appliances and door to Conservatory
- First floor comprises two generous Double Bedrooms with ample storage
- Family bathroom with vanity sink unit and mains shower over bath
- Staircase to further Bedroom/Home Office
- Gas central heating
- Double glazing throughout
- Good sized enclosed south facing rear garden
- Easy maintenance front garden
- Ample unrestricted on street parking

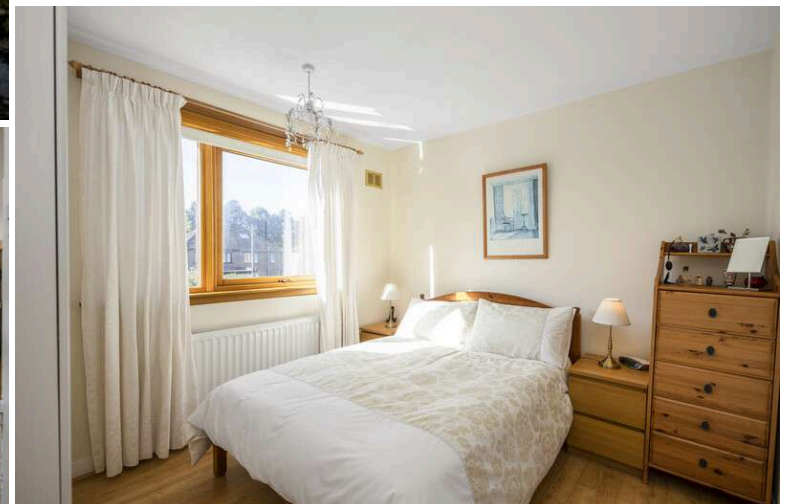
All blinds will be included in the sale of the property, as will the washing machine.  
EPC Rating E,

**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.





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