



9 Tylers Acre Avenue  
CORSTORPHINE | EDINBURGH | EH12 7JD

  
**warners**  
solicitors & estate agents



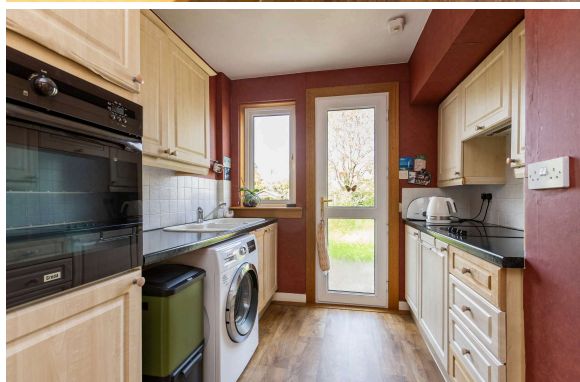
## 9 Tylers Acre Avenue

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Attractive and well maintained terraced villa in the desirable district of Corstorphine where excellent amenities are to be found. The comfortable accommodation is over two floors and boasts private front and rear gardens. There are a number of cupboards with hanging space and a sizeable under stair cupboard. The attic space is generous and has been fitted with a Ramsay ladder.

There is scope to extend the property, and create a driveway, subject to the necessary consents.

- Well maintained terraced villa
- Entrance hallway with sizable under stair cupboard
- Spacious dual aspect living/dining room
- Fitted kitchen with access to private rear garden
- Front facing, bright and spacious double bedroom with cupboards offering shelving and hanging space
- Generous rear facing double bedroom
- Lovely modern wet room with electric shower
- Gas central heating
- Double glazing
- Generous attic space fitted with Ramsay ladder
- Private front garden
- Private rear garden laid to lawn with patio area
- Unrestricted on street parking



Blinds and modern Bosch washing machine will be included in the sale. No warranties will be given.

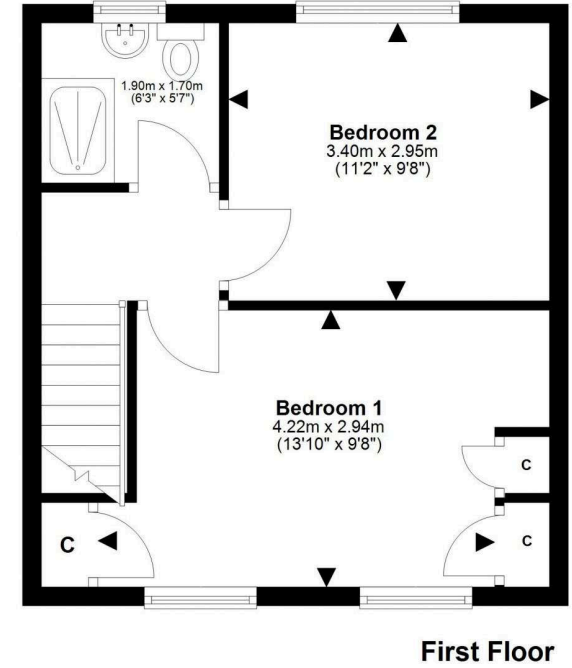
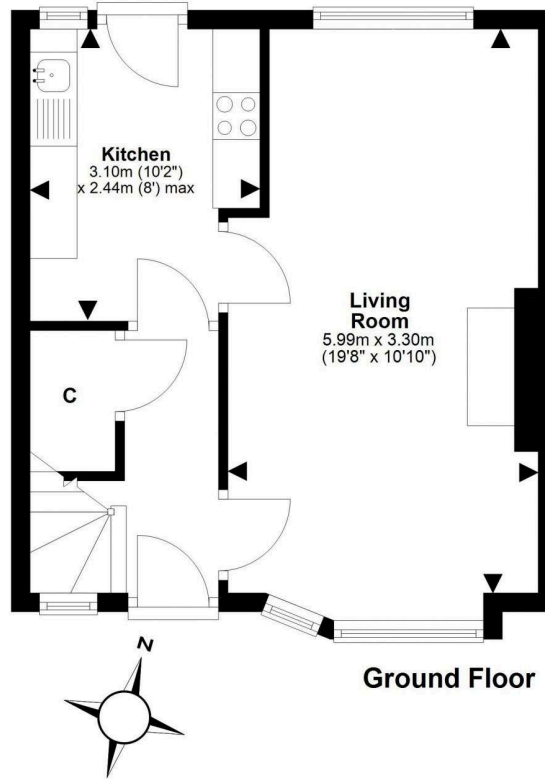
EPC rating C.

**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. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis, badminton, 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. 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 an airport bus, as well as many regular day and night buses. There is a nearby tram stop which provides fast access to both the city centre and airport. There are also excellent road links to the city centre, Glasgow, Fife and the South.





For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.