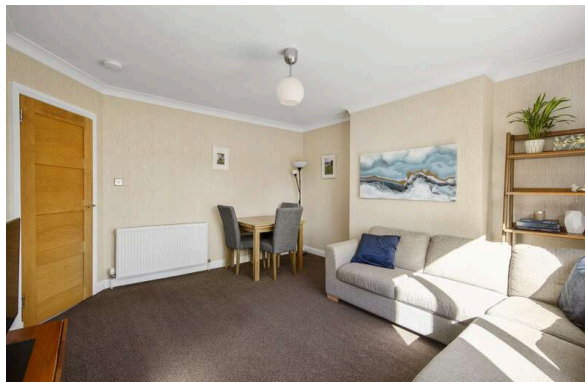




74 Tyler's Acre Gardens
CORSTORPHINE | EDINBURGH | EH12 7JH


warners
solicitors & estate agents



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An exciting opportunity has arisen to acquire this extremely well presented two-bedroom upper villa boasting a large attic with two rooms, a new front driveway and private garden in the popular residential area of Corstorphine, to the West of Edinburgh's city centre. This well presented home is sure to appeal to a variety of buyers and so early viewing is highly recommended.

The property comprises a bright and spacious living room with dining area, a fully fitted Kitchen currently comprising fridge/freezer and a gas hob, oven and fan. There are two well proportioned bedrooms and completing the accommodation is the stylish bathroom with double waterfall shower and heated towel rail. Externally there is newly paved front driveway and a landscaped south-facing rear garden with an apple tree, decking and lawn area.

- Two bedroom upper villa in sought after Corstorphine area
- Easy access to public transport links
- Living room with dining area
- Fitted Kitchen
- Bathroom with shower over bath
- Front driveway & rear private garden
- Ample storage including attic with two rooms, one used as a study area

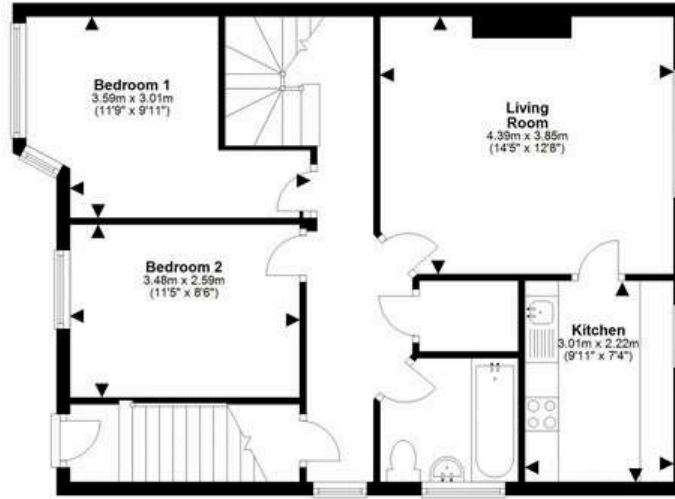
Included in the sale are the fridge/freezer, washing machine, wardrobe in second bedroom, garden shed and garden furniture. EPC Rating C.

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



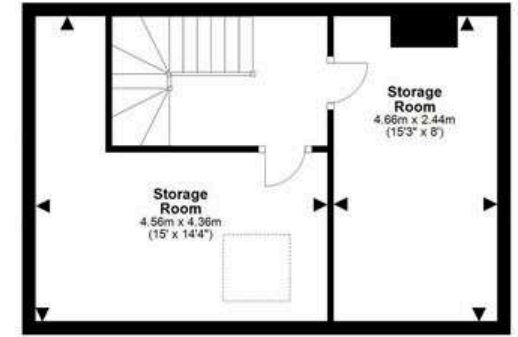
Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. 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.





First Floor

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.



Second Floor