



31 Lampacre Road  
CORSTORPHINE | EDINBURGH | EH12 7HU

  
**warners**  
solicitors & estate agents





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Well presented end terraced villa located within the much respected residential area of Corstorphine offering a host of local amenities and fantastic transport links. This excellent property offers spacious and comfortable accommodation over two floors. The hallway with under-stair storage welcomes you to the property. The bright dual aspect living/dining room with feature fireplace, leads to the conservatory which in turn gives access to the kitchen and lovely, enclosed rear garden with patio, decking and pergola. The kitchen is fitted with modern floor and wall units and has ample space for appliances. Upstairs there are two double bedrooms, one with integrated storage, and the contemporary shower room with electric shower cubicle and vanity sink unit. Further benefits on offer include gas central heating, double glazing, and good storage options including a floored attic with Ramsay ladder access, electrics and Velux window and externally, a garage with electrics and a driveway which accommodates several vehicles, as well as unrestricted on street parking.

- Entrance hall with storage
- Bright dual aspect living/dining room with feature fireplace and access to conservatory
- Conservatory giving access to kitchen
- Fitted kitchen
- Two double bedrooms, one with integrated storage
- Shower room with electric shower and vanity sink unit
- Gas central heating and double glazing
- Good storage options including floored attic with Ramsay ladder access, Velux window and electrics
- Enclosed rear garden with decking, patio area, lawn and pergola
- Garage with electrics
- Driveway for several cars

EPC Rating C

Council Tax Band D

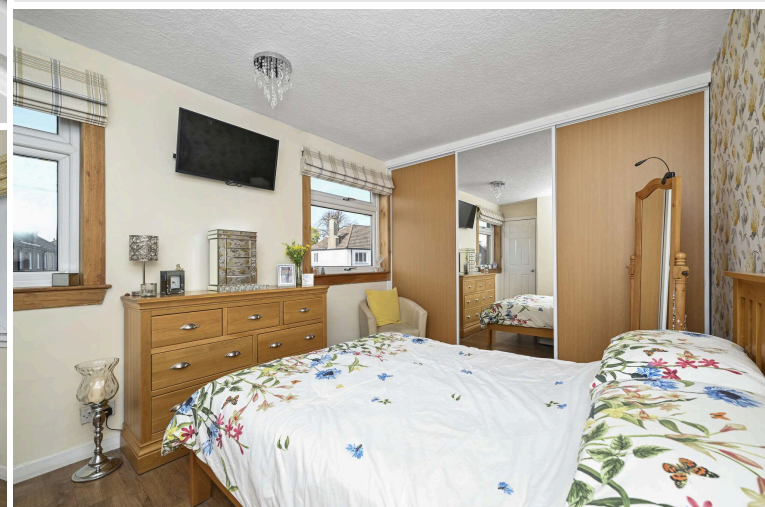
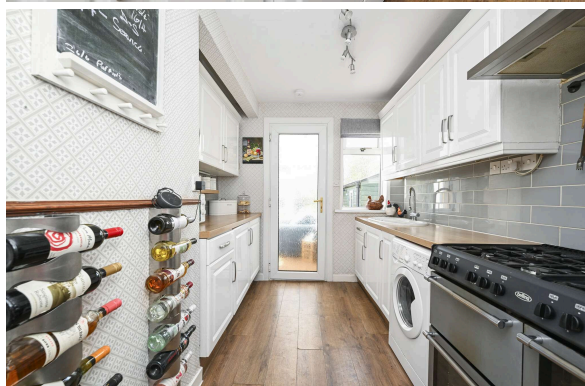
Extras include blinds, double oven cooker, washing machine, fridge, freezer, wardrobe in bedroom two, all ceiling lights, garden rattan set on decking.

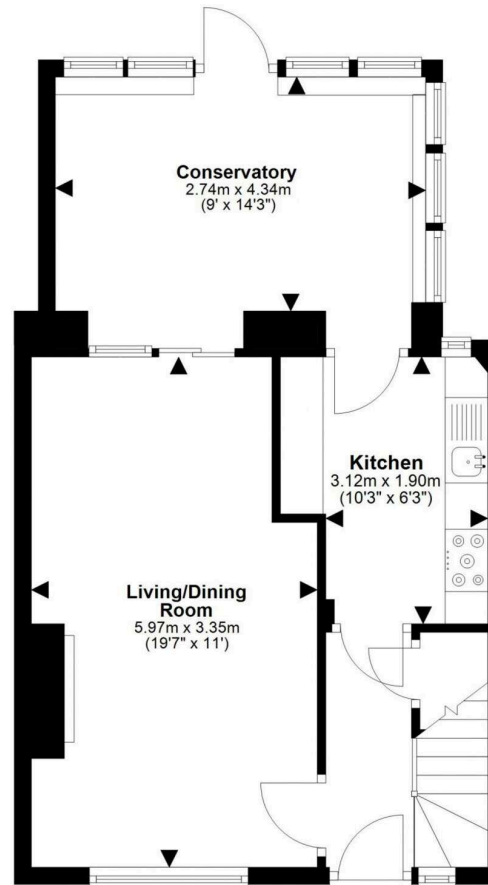
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



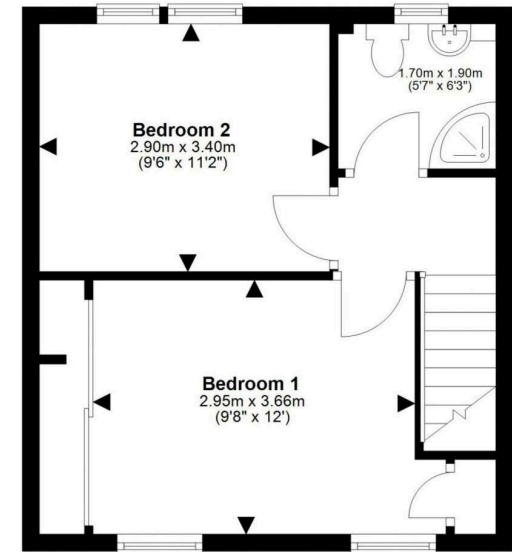


Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient.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





**Ground Floor**



**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.