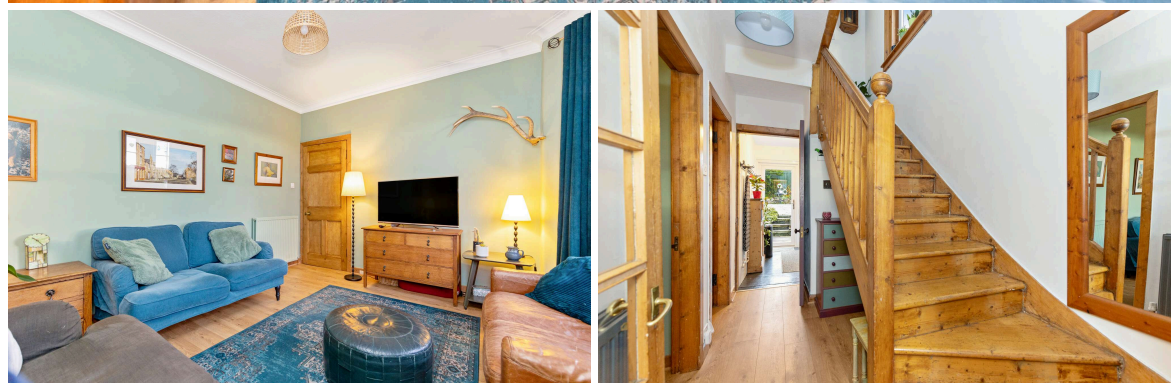




10 Corstorphine Bank Terrace
CORSTORPHINE | EDINBURGH | EH12 8RU


warners
solicitors & estate agents



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Warners are delighted to present this beautifully appointed three bedroom end-terraced villa, quietly positioned within a highly regarded modern residential setting in Corstorphine, one of Edinburgh's most desirable west-end neighbourhoods. Boasting a private driveway and garage, this family home offers a superb balance of traditional character and contemporary living, enhanced by a bright bay-windowed lounge, stylish interiors and well-proportioned accommodation arranged over two levels. The welcoming entrance hallway leads through double doors into the spacious living room, where a charming bay window allows natural light to flood the space and creates an inviting focal point for relaxation and entertaining. To the rear, the contemporary kitchen and dining room is fitted with modern units and provides ample space for family dining, with French doors opening onto the rear garden, connecting indoor and outdoor living. A utility room offers additional storage and enjoys direct access to the garden. Upstairs, the property boasts three well-proportioned bedrooms, two of which enjoy stunning open outlooks, with the principal bedroom offering excellent built-in storage. The third bedroom would be ideal as a home office, nursery or guest room. Completing the upper level is a modern shower room, finished to a high standard. Externally, the property benefits from both front and rear gardens. The rear garden is fully enclosed and laid mainly to lawn, complemented by patio areas ideal for outdoor entertaining. A private driveway provides off-street parking and leads to the attached single garage, which can be accessed directly from both the driveway and the rear garden. Further features include gas central heating, sash and case double-glazed windows and excellent storage throughout, ensuring a comfortable and energy-efficient home. Early viewing is recommended!

- End-terraced villa quietly positioned in the sought-after Corstorphine area
- Private driveway providing off-street parking
- Attached single garage, accessible from the driveway and rear garden
- Welcoming entrance vestibule & hallway
- Bright and spacious bay-windowed living room
- Contemporary kitchen/dining room with French doors to rear garden
- Utility room with additional storage and direct access to the rear garden
- Three well-proportioned bedrooms
- Stylish upstairs shower room
- Fully enclosed rear garden laid to lawn with two patio areas and shed
- Gas central heating & Sash & Case double glazing

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



All integrated kitchen appliances including washing machine & fridge/freezer will be included in the sale of the property, other items include main bedroom wardrobe and living room venetian blinds. #
Energy Rating D, Council Tax Band E.

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.

