



20 Hillview Road, Edinburgh, EH12 8QL

Description

Immaculately presented detached bungalow which has been extended to the rear and is in outstanding condition throughout and finished to an extremely high standard. It benefits from a modern gas central heating system, UPVC double glazing, private driveway and has pleasantly landscaped private gardens, including a south facing rear garden. Given the situation on the south facing side of Corstorphine, it has magnificent views of the Pentland Hills and gets plenty of natural light throughout the day.

The accommodation comprises:

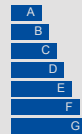
- Vestibule
- Welcoming entrance hall
- Fabulous open plan living / dining / kitchen to the rear with engineered oak flooring amazing views of the Pentland hills and a south facing aspect
- The kitchen area is fitted with a range of gloss white units including an island unit, with solid worktops and appliances including an induction hob with extractor, two Neff electric fan ovens, dishwasher, full height freezer and full height fridge
- Family room/ bedroom 3 with sliding patio doors, which lead out to the rear garden
- Fully tiled family bathroom with large shower enclosure, separate bath, ladder towel rail and WC
- Two generous double bedrooms to the front
- Separate utility room fitted with white units and worktops with inset sink
- Fully floored loft with potential to be converted into additional accommodation.



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

WWW.DMDLAW.CO.UK



EPC RATING
C



LOOKING FOR MORE INFORMATION ABOUT SELLING YOUR PROPERTY?

We offer free market appraisals on request



Location

The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops, banking facilities and other social amenities can be found nearby at St John's Road. There is also a large 24 hour Tesco nearby and the Gyle Shopping Centre is only a few minutes drive. Recreational facilities in the area include the David Lloyd Leisure club and the nearby Corstorphine Hill provides a choice of pleasant walks. It is also well located for motorway connections and Edinburgh airport. Excellent regular bus services to the City Centre are within a short walk. It is in the catchment area for Corstorphine Primary School and Craigmount Secondary School.

Outside & Gardens

The south facing rear garden has a large, raised and tiered patio area, lawn and is enclosed by walls, making it secure and child and pet friendly. It has side access and the garden shed is included in the sale. The front garden is pleasantly landscaped and there is a paved driveway. There is also unrestricted on street parking available.

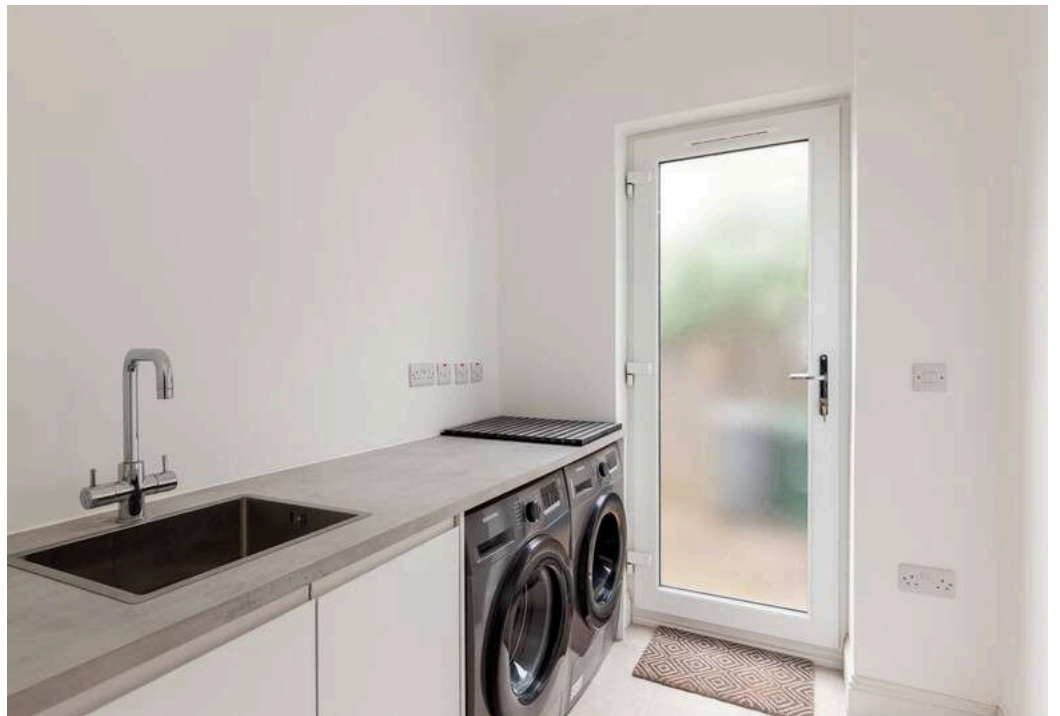
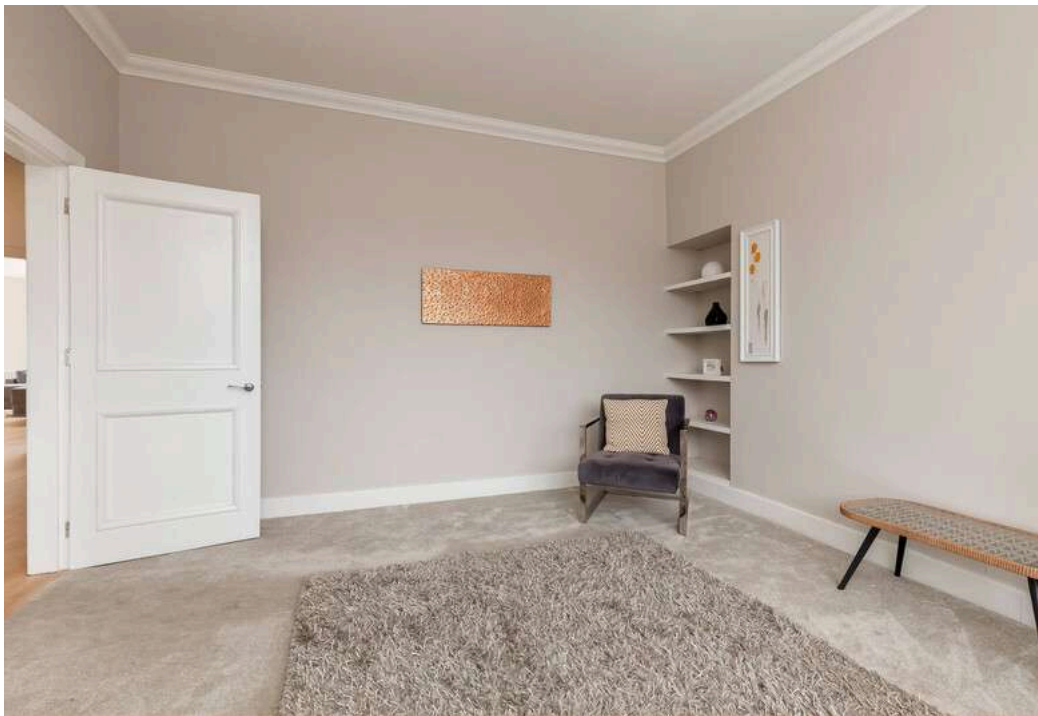
Extras

The fixed floor coverings, curtains, blinds, kitchen appliances and light fittings are included in the sale.

Council tax

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.







Hillview Road,
Edinburgh,
Midlothian, EH12 8QL



Approx. Gross Internal Area
1383 Sq Ft - 128.48 Sq M
For identification only. Not to scale.
© SquareFoot 2024



DMD SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035

E: property@dmdpartnership.co.uk

T: 0131 316 4666

www.dmdlaw.co.uk

PrimeLocation.com

espc

ZOOPLA

rightmove