



6 Tyler's Acre Road, Edinburgh, EH12 7HZ

Description

Attractive detached bungalow which is well maintained and has a private driveway with space for multiple cars, single garage and gardens. The property has been extended to the rear to add a sun room / conservatory and the attic has been floored and lined with a permanent staircase added. (it is understood that these alterations were done over 30 years ago) The property also has a modern Vaillant combi boiler gas central heating and double glazing.

The accommodation comprises:

- Vestibule
- Entrance hall with storage cupboard and staircase
- The bathroom is fitted with a three-piece suite with shower over the bath, fully tiled walls and fitted carpet
- Bay windowed sitting room with Edinburgh press
- Two spacious double bedrooms to the front with picture rails and open presses
- Rear facing living room with picture rail and window overlooking the garden
- Kitchen / dining room fitted with arrange of oak style wall and base mounted units, laminate marble effect worktops with inset stainless steel sink, and appliances, including electric cooker with extractor hood, fridge, washing machine and tumble dryer
- providing gas central heating
- Sunny south facing conservatory
- The loft has been floored and a Velux window has been added to the rear and it offers excellent storage



VIEWING DETAILS

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

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Outside & Gardens

The rear and side garden is mostly paved and has a sunny south facing aspect. It has been planted with mature shrubs and trees. The front garden has been Monoblocked and has space for a few cars. There is a single garage with electric door.

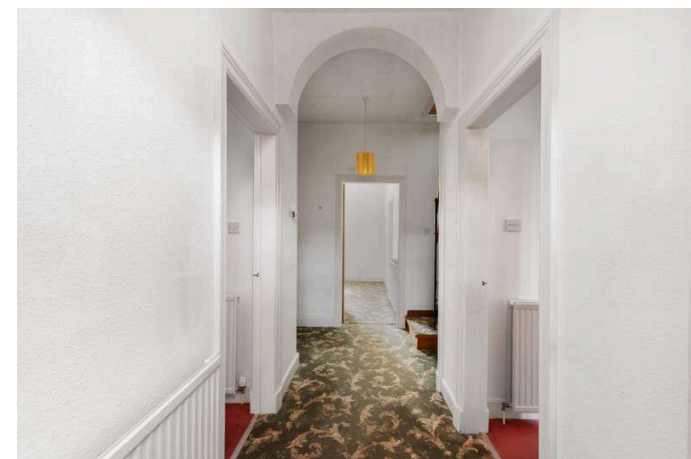
Location

The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops, banking facilities, restaurants, takeaways and other social amenities can be found nearby at St John's Road. There is also a Tesco Extra, new Lidl supermarket off Gylemuir Road and the Gyle Shopping Centre is only a few minutes' drive. Recreational facilities in the area include the David Lloyd Leisure club, Drum Brae Leisure Centre and Corstorphine Hill and Cammo Estate provide 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. There are excellent local schools nearby within a short walk from the property.

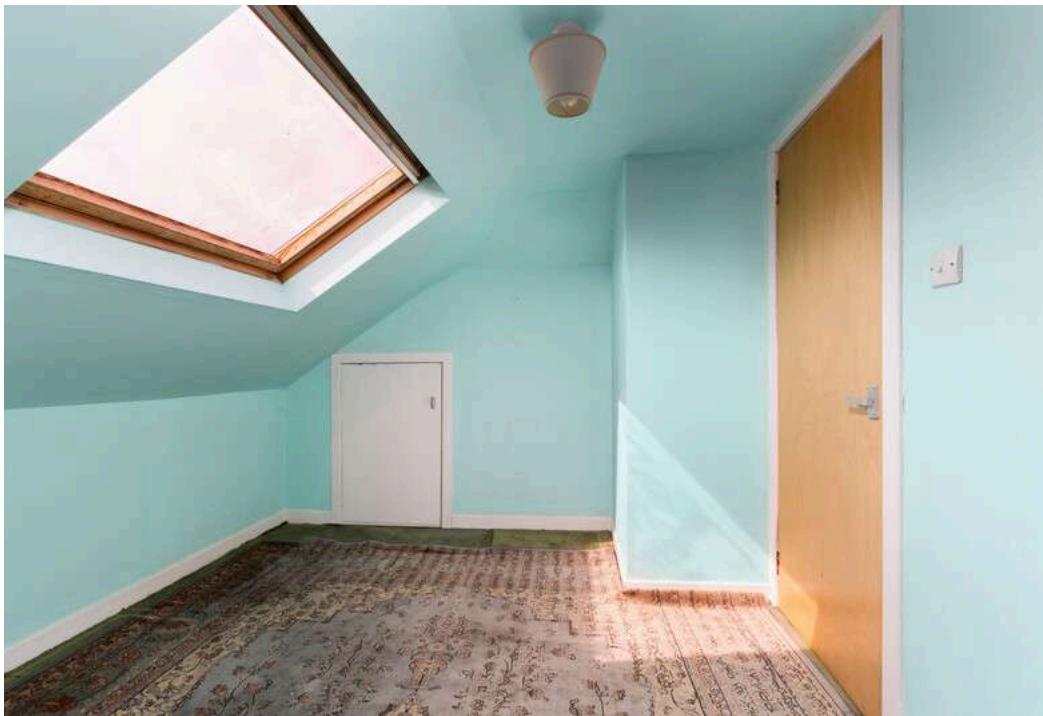
Extras

The fixed floor coverings, curtains, kitchen appliances and light fittings are included in the sale. As the property forms part of an estate the standard warranty for the kitchen appliances will not be given.

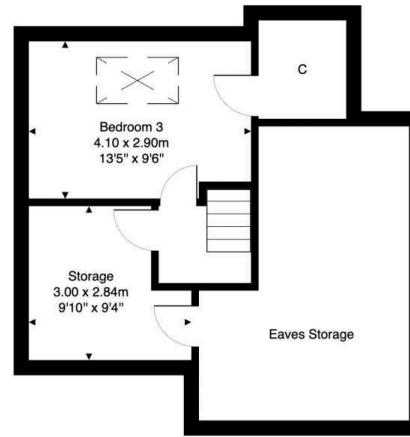
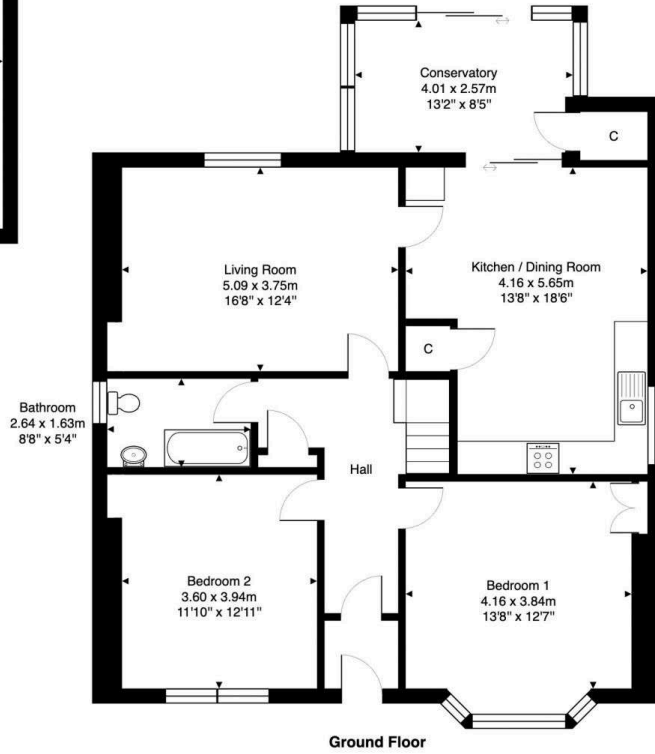
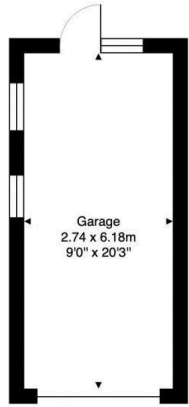
Council tax - Band F







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First Floor

Total Area: 153.2 m² ... 1649 ft² (excluding garage)
All measurements are approximate and for display purposes only.



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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