



101 Glasgow Road, Edinburgh, EH12 8LH

Description

Well presented, spacious detached bungalow with mature landscaped private gardens, driveway and garage. The property has a loft conversion, providing additional accommodation but has potential to be extended further. It is in good order throughout and has a modern, stylish kitchen. It has a generous plot and there are superb views from the rear of the property to the Pentland Hills. The property has gas central heating and is double glazed.

The accommodation comprises:

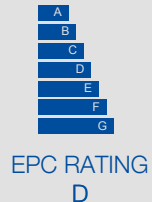
- Vestibule with electrical cupboard housing the consumer unit and meter power point and storage space
- Entrance hall with carpeted staircase with storage beneath
- Front facing double bedroom with fitted carpet, shelved press and corning
- Bay windowed sitting room with fitted carpet, corning and feature gas fire
- Rear facing double bedroom window overlooking the garden
- Partially tiled family bathroom with pedestal wash basin, WC and bath with Mira electric shower over
- Stylish, well-equipped modern kitchen with a range of mat finish handleless units, worktops with inset stainless steel sink, and integrated appliances including gas hob with extractor hood, electric double oven, washing machine and fridge freezer
- Family room/ dining room with sliding patio doors leading out to the garden and with a sunny, southerly aspect and pleasant outlook



VIEWING DETAILS

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- Upstairs there is a further good sized double bedroom with fitted wardrobes, en-suite shower room and views of the Pentland Hills
- Attic space suitable for office - playroom
- Further attic storage accessed from the attic room, with scope to be converted into additional accommodation
- The south facing rear garden is pleasantly landscaped with raised patio, lawn and borders. Garden faces onto Gylemuir Park and has two outside taps with large garden shed

Outside and Gardens

The south facing rear garden is pleasantly landscaped with raised patio, lawn and borders. Garden faces onto Gylemuir Park and has two outside taps with large garden shed The front garden is laid to lawn and has a paved driveway with space for 2 cars leading to the single garage, which has power lighting and plumbing.

Location

The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Unrestricted on street parking Local shops can be found nearby including Gylemuir Shopping Centre Morrisons Tesco and Lidl, banking facilities and other social amenities available nearby at St John's Road. Recreational facilities in the area include the David Lloyd Leisure & Fitness Club, Drumbrae Leisure Centre, and Turnhouse and Royal Burgess Golf Clubs. It is also well located for motorway connections and Edinburgh airport. Excellent regular bus services to the City Centre on doorstep and 10 minute walk to tram station and train stations both Gateway Train Station & South Gyle Train Station. It is in the catchment area for Gylemuir Primary School, St Andrew's Fox Covert RC primary school, Forrester High School and St Augustine's RC High School.

Extras

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

Council tax

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







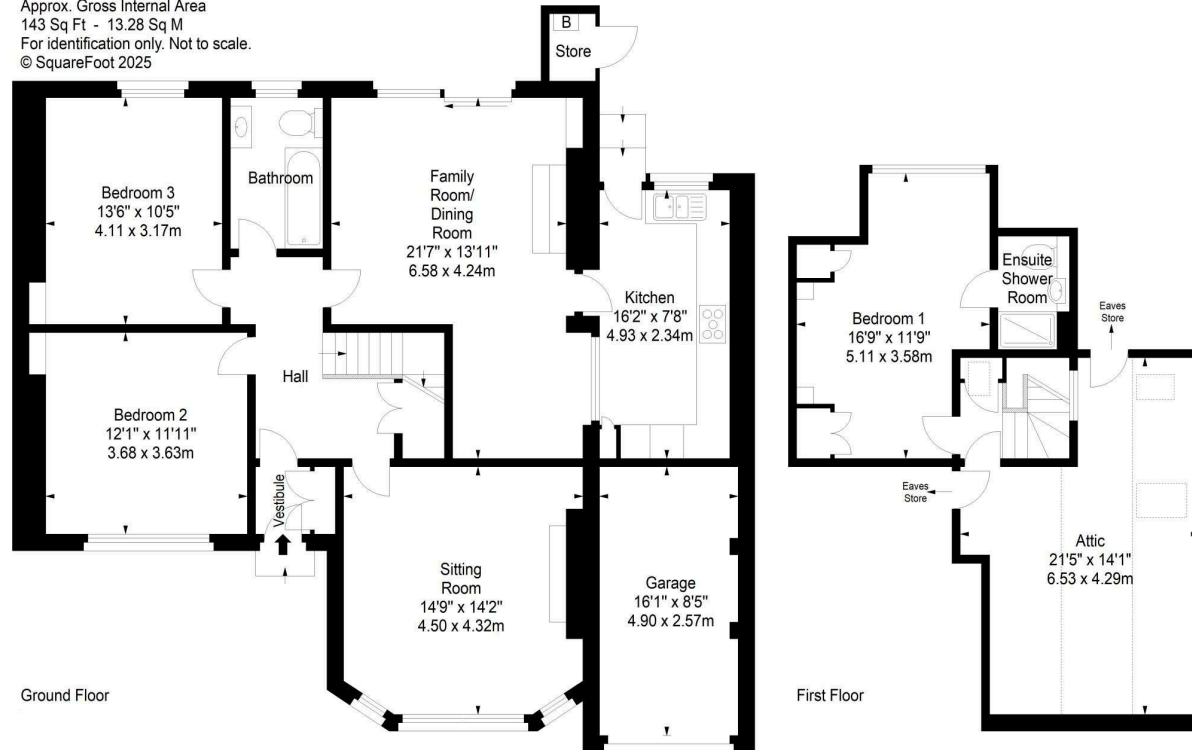




Glasgow Road,
Edinburgh,
Midlothian, EH12 8LH



Approx. Gross Internal Area
1613 Sq Ft - 149.85 Sq M
Garage & Store
Approx. Gross Internal Area
143 Sq Ft - 13.28 Sq M
For identification only. Not to scale.
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Offers can be submitted in writing, fax or email:

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