



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

Description

Beautifully presented semi-detached bungalow which has been substantially extended and finished to a high standard. It also has a private driveway, single garage and gardens. The property has been extended to the rear to large open plan living / dining room which is open plan into the stylish, modern kitchen. The attic has been floored, lined and partitioned and with a permanent staircase added and could be altered to comply with modern building regulations to add a further two bedrooms upstairs. The property also has a modern gas central heating and double glazing.

The accommodation comprises:

- Vestibule with stone flooring
- Entrance hall with stair to the floored loft
- Garage / utility / store room
- Two good sized double bedrooms to the front with built-in wardrobes
- Fully tiled modern bathroom with shower bath, WC, wash basin and heated towel rail
- The dining room has a gas fire with marble hearth and wooden surround
- Well-appointed stylish fitted kitchen with matte finish slate grey units, Zenith solid laminate worktops and matching splashbacks and appliances including gas hob, electric oven, American style fridge freezer and dishwasher
- Large sitting room with three sets of French doors with fitted plantation shutters and tiled flooring



Offers over £450,000

Viewings by appointment through web enquiry, email or telephone.

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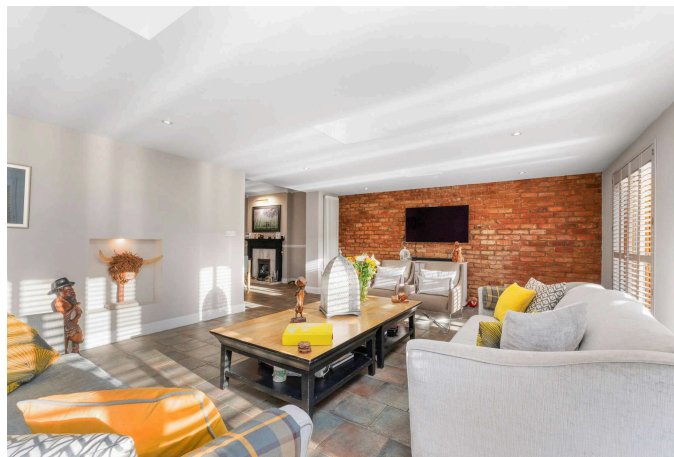


EPC RATING
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Outside & Gardens

The large south facing rear garden is mostly laid to lawn but has a putting green laid with artificial turf. The bar and shed are included in the sale. The front garden is laid to lawn and there is a driveway leading to the single garage.

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

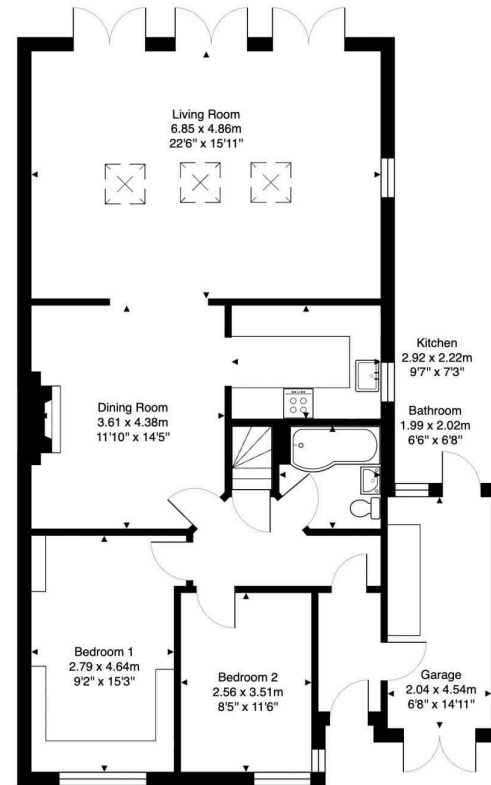
The fixed floor coverings, curtains, blinds, shutters, kitchen appliances, dining table and chairs, coffee tables and light fittings are included in the sale.

Council Tax - Band F

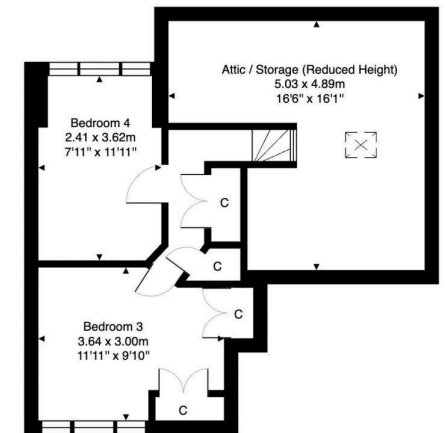








Ground Floor



First Floor

Total Area: 150.6 m² ... 1622 ft²

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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