





## 42 Roull Road, Edinburgh, EH12 7JR

### Description

Beautifully presented four bedroom detached house which is in excellent order and benefits from a private driveway, garage and gardens. It would make a fantastic family home, particularly given the proximity of excellent schools and amenities. It also has double glazing and gas central heating.

The generous family accommodation comprises:

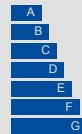
- Vestibule
- Entrance hall with storage cupboard beneath the stairs
- Generous living room with oak style laminate flooring and large window
- Dining room / bedroom four to the front with large window and oak style flooring
- Good sized downstairs bedroom with fitted carpet and window overlooking the garden
- Fitted kitchen with oak style units, laminate worktops with inset stainless steel sink and appliances including washing machine, dishwasher, gas hob with extractor hood and electric fan oven
- Family bathroom with wash basin, WC and bath with shower attachment
- Upstairs landing with built-in storage and deep walk-in storage cupboard. There is also a hatch to the loft / attic, which provides additional storage.
- Two generous double bedrooms with dormer windows to the front and storage within the eaves



### 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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EPC RATING  
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### 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 Tesco extra, Lidl plus and the Gyle Shopping Centre is only a few minutes drive. Recreational facilities in the area include the David Lloyd Leisure, St Margaret's Park and pleasant walks and cycling routes along the old railway line. 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 well-regarded schools in the vicinity in both the state and private sectors.

### Outside & Gardens

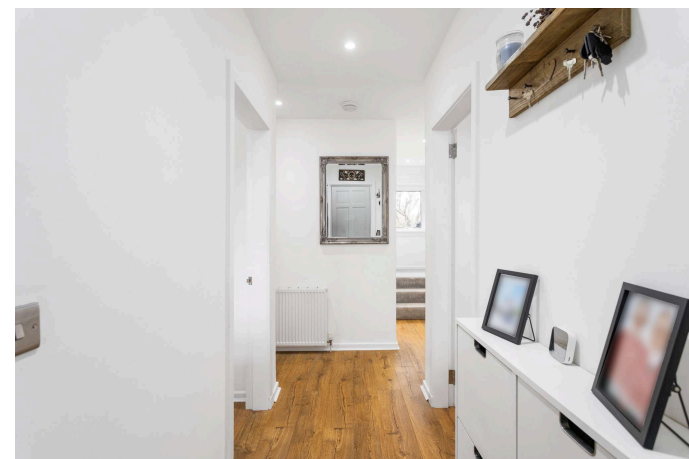
There is a well tended mature private garden to the rear of the property which is mostly laid to lawn. The front garden is designed for low maintenance and there is a driveway to the side of the property, which leads to the single garage.

### Extras

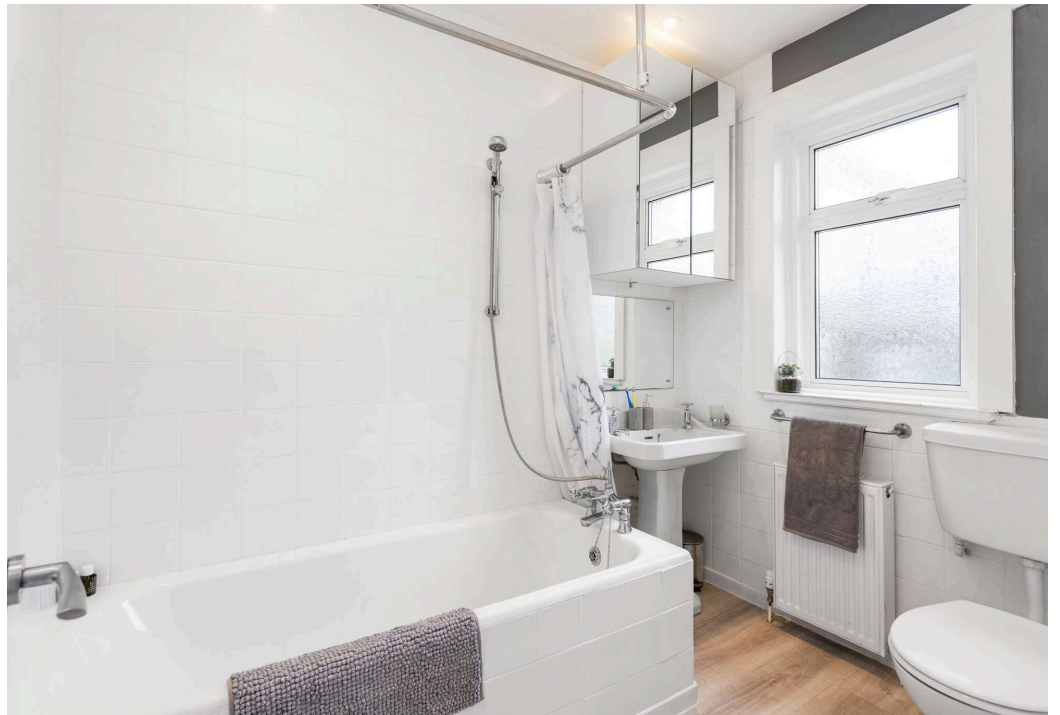
The fixed floor coverings, curtains, kitchen appliances (excluding the washing machine and tumble dryer) and light fittings are included in the sale.

### Council tax

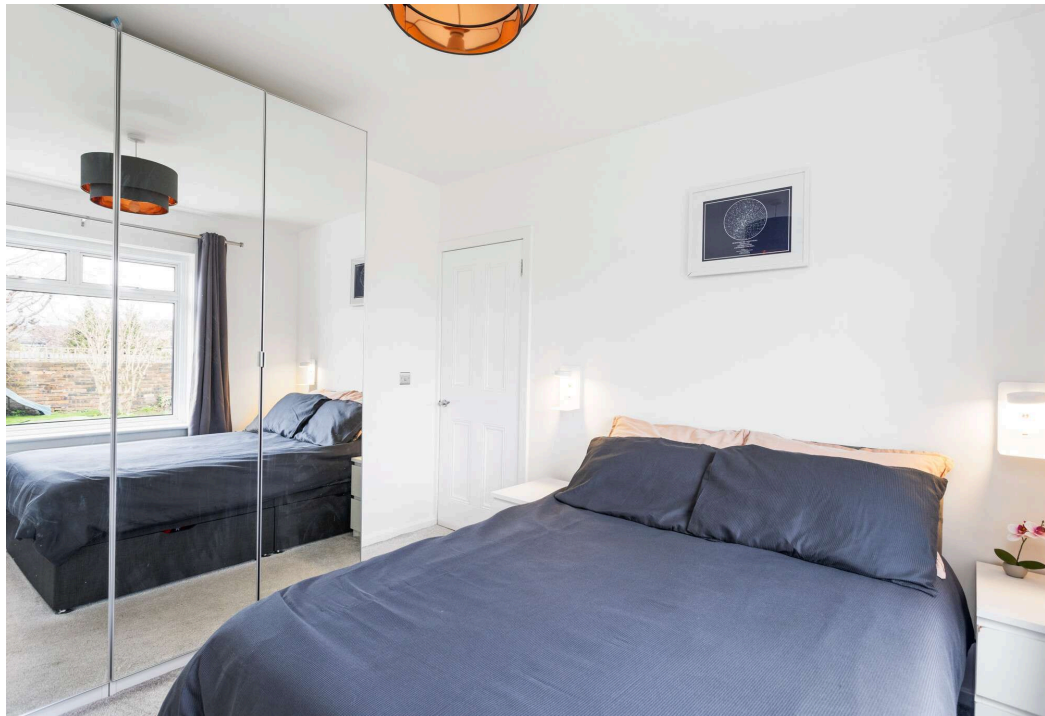
It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.



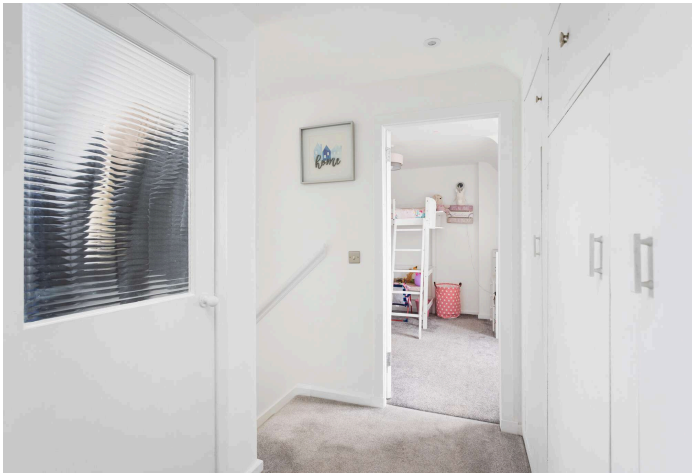














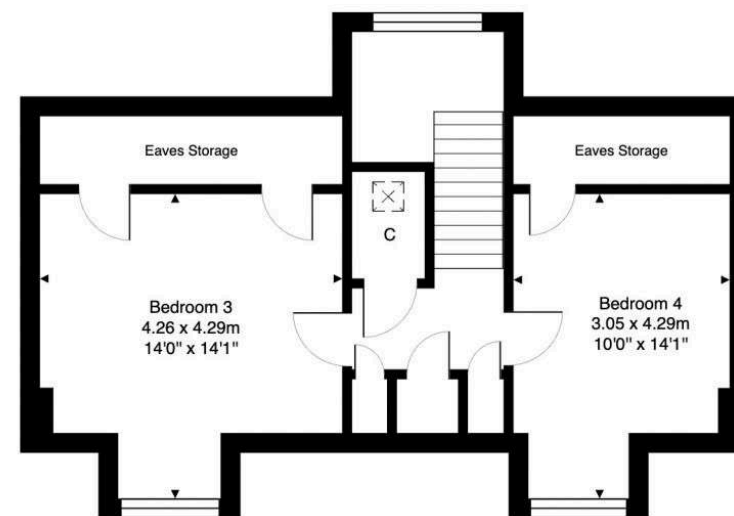




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Ground Floor



First Floor

Total Area: 143.9 m<sup>2</sup> ... 1548 ft<sup>2</sup>

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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