





## 140 Glasgow Road, Edinburgh, EH12 8LR

Attractive, stone built semi-detached bungalow which is well presented and in move-in condition. It has been extended to the rear to create a fantastic open plan living / dining / kitchen. It benefits from a generous corner plot and has a gated driveway and private front and rear gardens. The property also has gas central heating, with a combi boiler and UPVC double glazing.

The accommodation comprises:

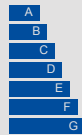
- Entrance hall
- Front facing double bedroom with feature stone wall
- Spacious master bedroom with built-in wardrobes en-suite shower room
- Bedroom 3 / home office with window to the rear
- Modern fully tiled family bathroom with WC, wall hung basin and bath with shower over
- Open plan kitchen / living / dining room to the rear
- Floored loft providing 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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### Location

The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops can be found nearby at Drum Brae with further shops, banking facilities and other social amenities nearby at St John's Road. There is also a Tesco Extra nearby, 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. The property is in the catchment area for Corstorphine Primary School and Craigmount Secondary School, both of which are only a short walk from the property.

### Outside & Gardens

The rear garden has a paved patio area and lawn and there is a driveway. The front garden is mostly laid to lawn.

### Extras

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

### Council tax

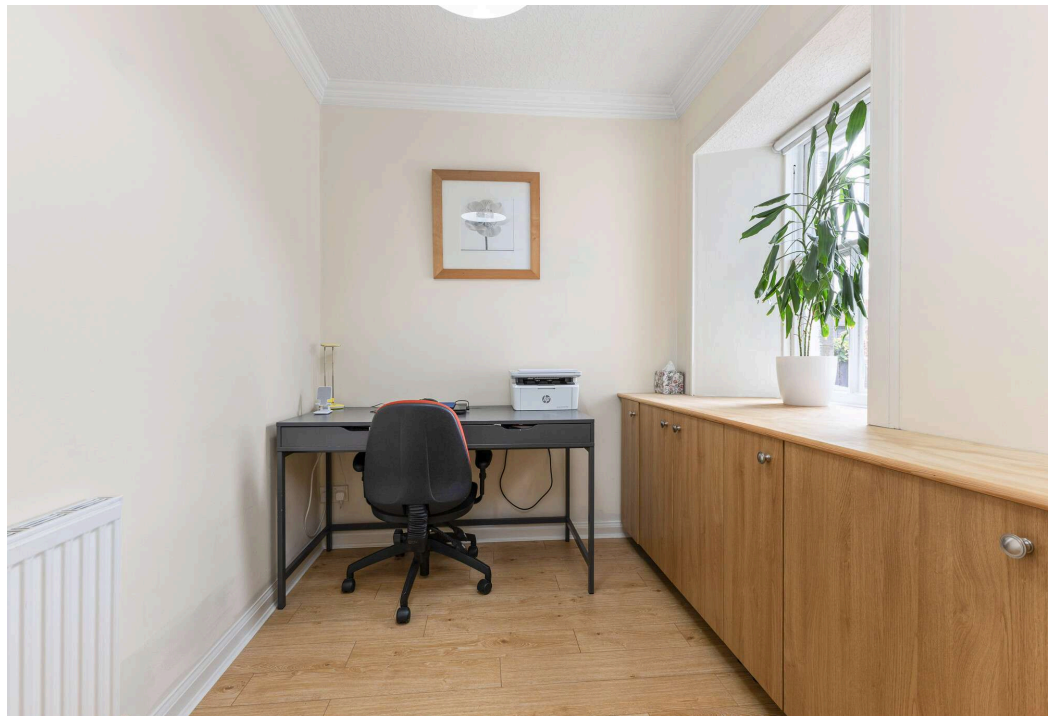
It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.













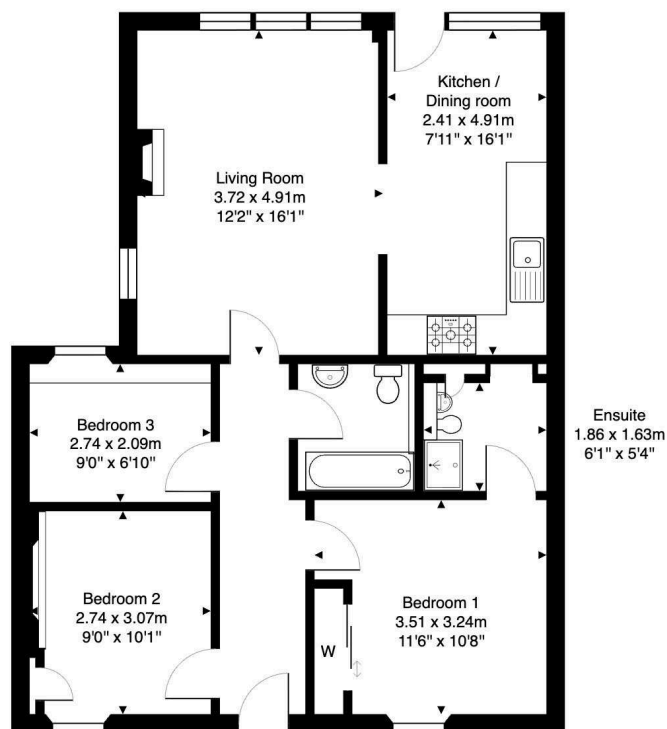








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Total Area: 72.7 m<sup>2</sup> ... 783 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



**DMD** | SOLICITORS &  
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Offers can be submitted in writing, fax or email:

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