



19 Oakwood Court, Edinburgh, EH12 8WW

Beautifully presented five-bedroom detached two-storey residence situated within an exclusive modern development, originally constructed by Cala Homes. Built and finished to an exceptional standard throughout, the property is in immaculate condition, having been meticulously maintained by the current owners. This is one of the larger house styles offered by Cala, providing over 200 sqm of well-proportioned accommodation — ideal for family living. The property benefits from private front and rear gardens, including a south-facing rear garden, a monoblocked driveway, and a spacious integral garage.

The accommodation comprises:

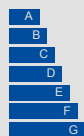
- Vestibule and entrance hall with two storage cupboards, staircase and solid oak flooring
- Downstairs WC, with potential to be converted into a shower room
- Open plan kitchen / living / dining room fitted with a range of modern units, including a breakfast bar and integral appliances including a Siemens five burner gas hob, extractor hood, integrated microwave, electric fan oven, fridge freezer and dishwasher
- Utility room with a washing machine and dryer, further sink and storage units
- Front facing sitting room with arch to the family room / formal dining room
- Upstairs landing with two storage cupboards and hatch with Ramsay ladder to the fully floored loft which provides 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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EPC RATING
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- Two good sized Rear facing double bedrooms with southerly aspect and built in wardrobes
- Front facing double bedroom with built in wardrobes
- Family bathroom room with wall hung basin, WC,
- Master bedroom with extensive built in wardrobes and fully tiled en-suite shower room; two wash basins, fitted furniture and WC
- Guest bedroom with built in wardrobes and en-suite shower room

Outside & Gardens

There is a private monoblocked driveway which leads to the large integral garage with electric door, power and lighting. The rear garden is generally south facing and is pleasantly landscaped with a lawn, mature trees and shrubs and a large paved patio. The front garden is laid to lawn with a hedge.

Factoring

There are shared landscaped garden grounds which are managed by Hacking and Paterson and the cost of this is around £297 per year.

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 and Lidl nearby and the Gyle Shopping Centre is only a few minutes' drive. Recreational facilities in the area include the Drumrae Leisure Centre, David Lloyd Gym, 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 are within a short walk. It is in the catchment area for Fox Covert and St Andrews Fox Covert Primary Schools and Craigmount and St Augustine's Secondary Schools.

Extras

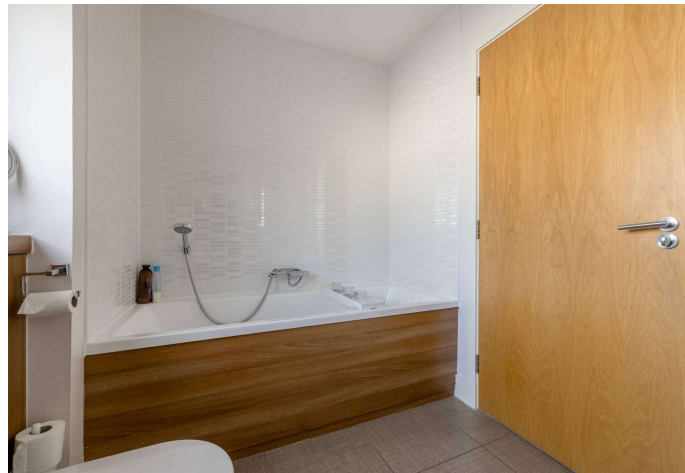
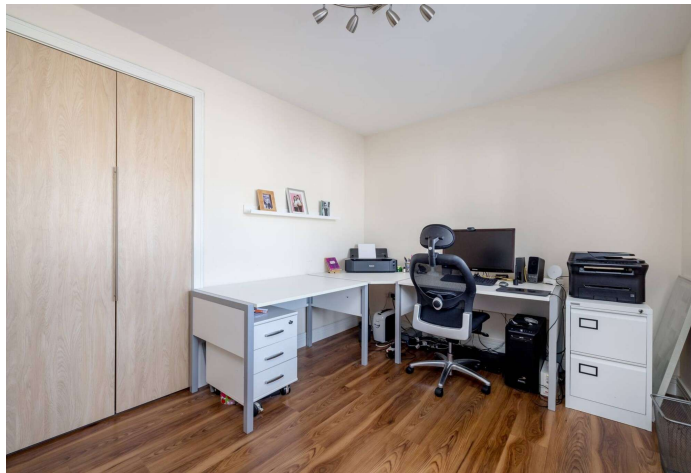
The blinds, shutters, curtains, fixed floor coverings, light fittings and kitchen appliances are included in the sale.

Council Tax - Band G







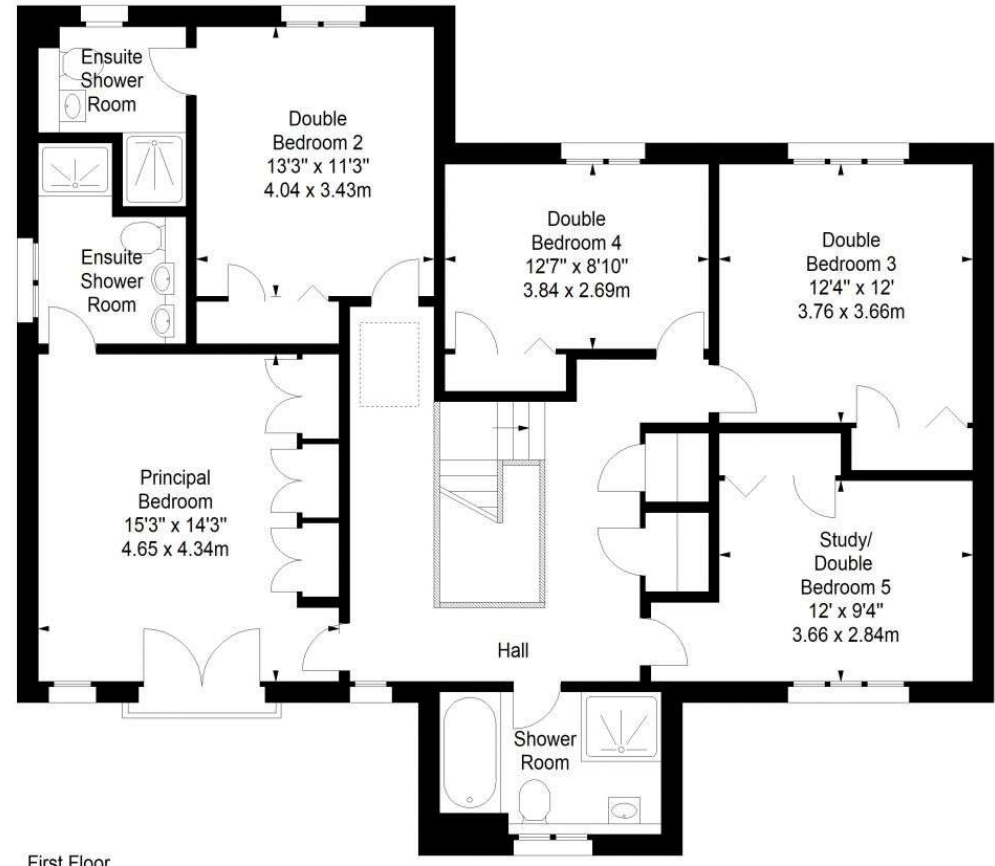
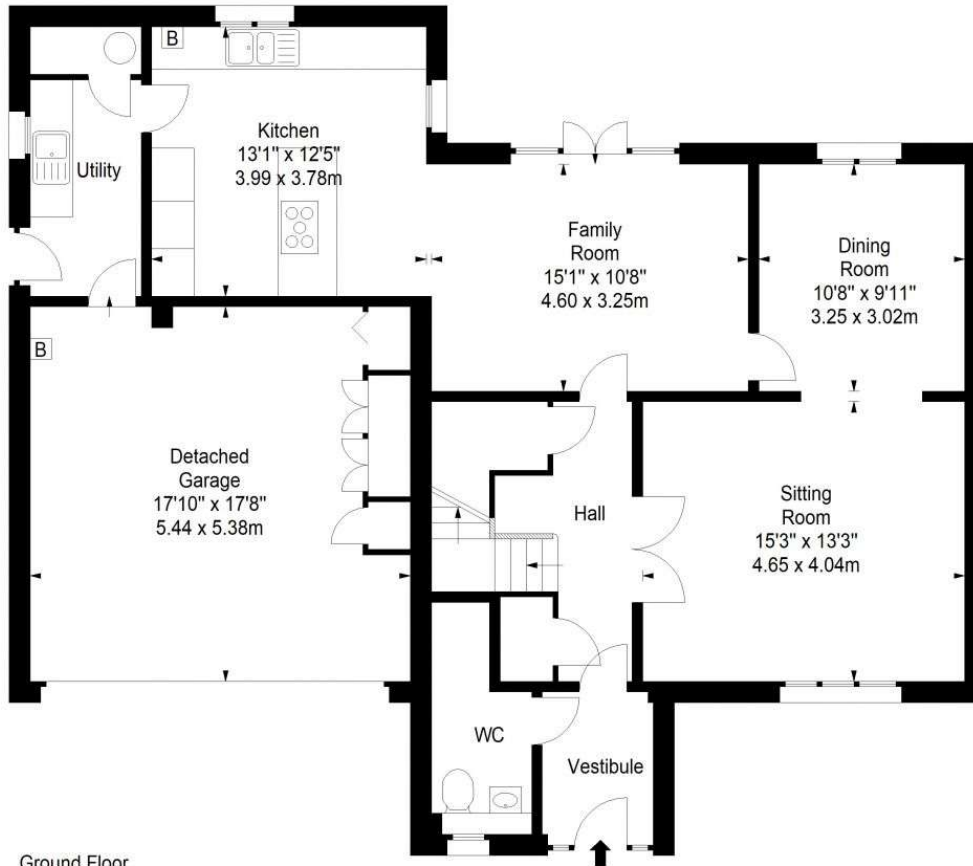




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Approx. Gross Internal Area
2572 Sq Ft - 238.94 Sq M
(Including Detached Garage)
For identification only. Not to scale.
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DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035
E: property@dmdpartnership.co.uk
T: 0131 316 4666

www.dmdlaw.co.uk

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