



80 Turnhouse Road, Edinburgh, EH12 8ND

Beautifully presented three-bedroom terraced house which is in excellent condition throughout with stylish contemporary décor, modern kitchen and bathroom. It would make an ideal family home and benefits from private landscaped front and rear gardens, vennel providing external storage and access from the front to rear garden, floored loft, gas central heating and double glazing.

The accommodation comprises:

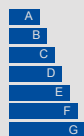
- Entrance hall with oak style laminate flooring and carpeted staircase; deep under stair storage cupboard
- Large sitting / dining room with cove cornicing, fitted carpet, living flame gas fire with marble hearth and modern surround, picture window to the front and French doors leading out to the rear garden
- Modern fitted kitchen with a range of cream wall and base mounted units with laminate oak style worktops and integrated appliances including electric ceramic hob with extractor hood, combination oven and dishwasher
- Luxurious modern bathroom with fully tiled walls and flooring, pedestal wash basin, WC, bath and large walk-in shower enclosure
- Spacious rear facing double bedroom overlooking the garden
- Two further good sized bedrooms to the front
- Upstairs the landing gives access to all rooms and has a hatch with Ramsay ladder to the 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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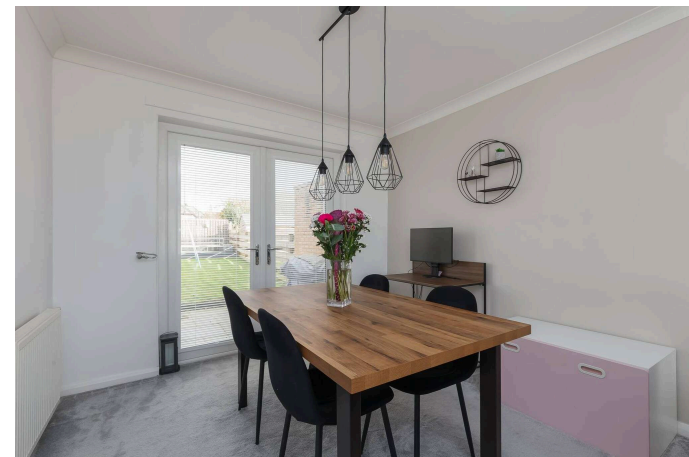


EPC RATING
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- There is a vennel accessed from the kitchen which allows direct access from the front to the rear gardens and provides additional covered storage space.

Gardens

The front garden is partly laid with pebbles for low maintenance and partially laid to lawn. The rear garden is landscaped with a large paved patio, lawn and decked patio area. The garden shed and children's play house are included in the sale.

Location

Turnhouse Road is situated in the Maybury / West Craigs area on the western edge of Corstorphine about three miles west of Edinburgh City Centre. Local shops and amenities are nearby at St John's Road and the Gyle Shopping Centre is only a few minutes' drive. There is also a Tesco Extra nearby and Lidl supermarket off Gylemuir Road. 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. There are two excellent new public parks that have been built further along the road. 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 also has a tram and train station nearby at Edinburgh Gateway. The property is in the catchment area for Maybury Primary School and Craigmount Secondary School.

Parking

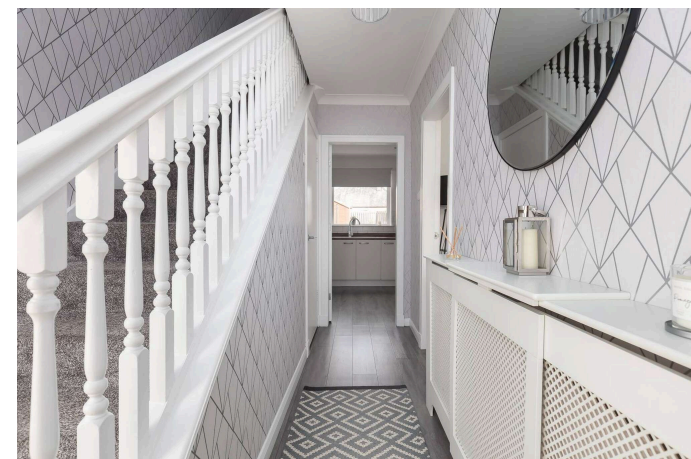
There is unrestricted on-street parking which is set back from the main street.

Extras

The fixed floor coverings, integrated kitchen appliances, light fittings, blinds, curtains, play house and the garden shed are included in the sale. The freestanding washing machine and fridge freezer are excluded from the sale.

Council tax

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



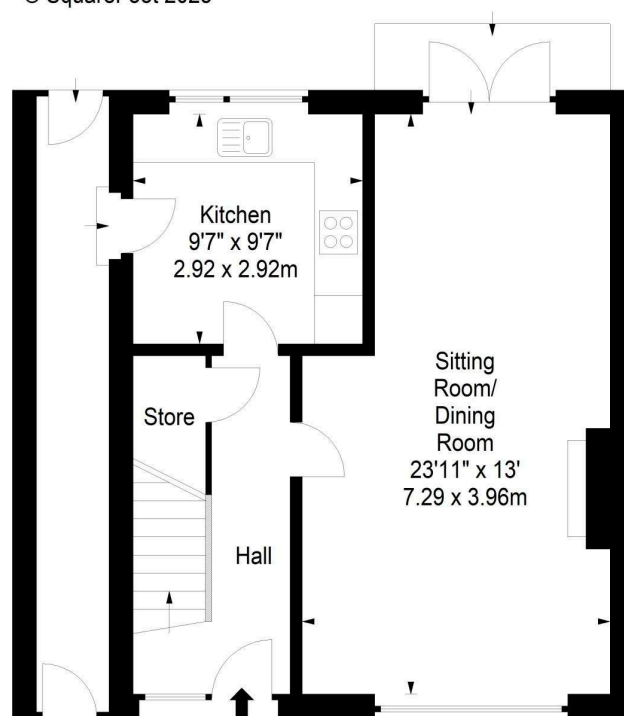




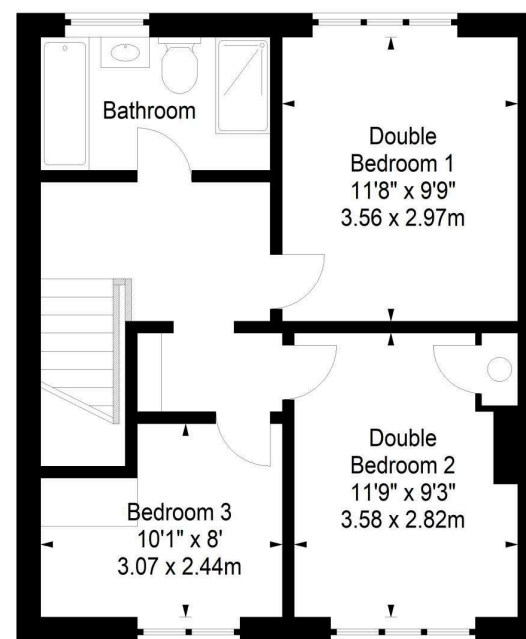
Turnhouse Road,
Edinburgh,
Midlothian, EH12 8ND



Approx. Gross Internal Area
1066 Sq Ft - 99.03 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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