

COULTERS[©]

33 NORTH GYLE TERRACE

CORSTORPHINE, EDINBURGH, EH12 8JU

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

33 North Gyle Terrace is a wonderful, detached bungalow, superbly situated in the popular area of Corstorphine with an impressively large south facing garden. It's been a much-loved, well-maintained home, enjoyed by the same family for many years and this is therefore a rare opportunity to acquire a property possessing one of the largest plots in the area. Whilst the property contains many modern features including double glazing and gas central heating, it also offers opportunities for further modernisation and has great potential to further extend outwards and upwards to create stunning modern spaces. The handy front porch opens onto a spacious hall which in turn leads to a large south facing living room with beautiful views over the rear garden. This room also benefits from a large picture window which floods the room with natural light.



KEY FEATURES



Well-proportioned detached bungalow.



Three generous double bedrooms.



Fabulous large south facing garden.



Large garage, driveway and unrestricted on street parking.



Excellent local amenities nearby plus easy access to travel networks.



Excellent local amenities nearby.



The bright dining room has patio doors to the garden which could also be used as a 4th bedroom. Enjoying views towards the garden, the fitted kitchen provides direct access to the garden and also has space for a table and chairs. There are three bright & generously proportioned double bedrooms (two with large fitted wardrobes / storage) in addition to a practical bathroom with a three-piece suite. Upstairs is a very large attic accessed via a Ramsay ladder. The attic is mostly floored and offers an excellent opportunity to add further rooms. Externally, the front garden is laid with low-maintenance stone chippings, a driveway and large garage (with power, light, water and a remote control electric door). Last but by no means least is the fantastic, large south facing garden (one of the largest in the surrounding area) with a wide terrace and extensive lawn, planted with attractive, established wide borders containing a delightful variety of plants, bushes, shrubs and trees.





THE LOCAL AREA

Corstorphine is a popular residential area located to the west of Edinburgh city centre. It is known for its excellent transport links, variety of amenities and schools, making it a popular choice for families, professionals and retirees.

The area is serviced by numerous bus routes that connect it to the city centre, as well as Edinburgh Airport and the tram network, making it an ideal location for those who need to commute to work or travel frequently. For drivers, the area is located close to major road networks such as the M8, M9, M90 and City Bypass, enabling easy access to destinations beyond the city.

Corstorphine also offers a wide range of amenities including large supermarkets, independent shops, bars, restaurants and recreational facilities. This property is also within walking distance of the Gyle shopping centre. Corstorphine Hill and Cammo both offer lovely walks nearby and the shorefront at Cramond is within a short drive.

EXTRAS

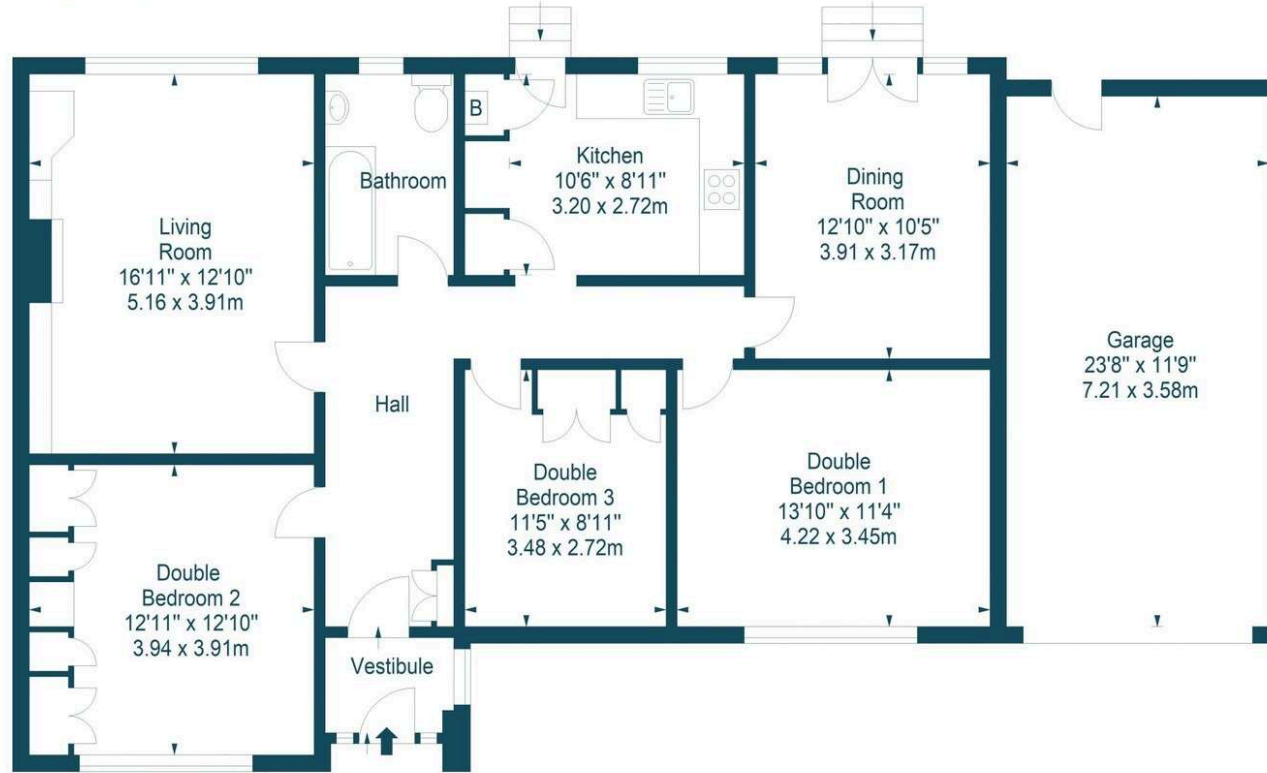
All blinds, light fittings (except dining room light shade), fitted flooring, curtains and integrated appliances (incl washer dryer) are included in the sale price. The free-standing fridge freezer is excluded.



North Gyle Terrace,
Edinburgh,
Midlothian, EH12 8JU



Approx. Gross Internal Area
1464 Sq Ft - 136.01 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.