



3 Tyler's Acre Road, Edinburgh, EH12 7HY

Traditional 1930s semi-detached two-storey house occupying a generous plot with excellent potential for extension, subject to the necessary consents. The property further benefits from double glazing throughout.

The accommodation comprises:

- Entrance vestibule with cupboard housing the electricity meter and consumer unit
- Welcoming reception hallway with useful under-stair storage cupboard
- Spacious bay-windowed living room to the front
- Rear-facing dining room, offering flexibility for use as a fourth bedroom or home office
- Fitted kitchen with a range of maple-style wall and base units, granite-effect laminate worktops, inset stainless steel sink, and appliances including a gas cooker, washing machine, and fridge freezer
- Upper landing with loft access providing additional storage space
- Spacious rear-facing double bedroom overlooking the garden
- Family bathroom fitted with WC, wash hand basin, and bath with shower attachment
- Generous principal bedroom featuring a bay window and shelved press
- Well-proportioned third bedroom with front-facing aspect



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

WWW.DMDLAW.CO.UK

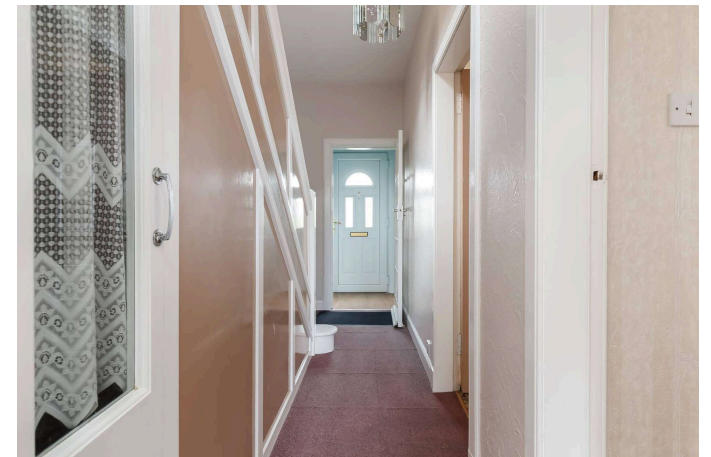


EPC RATING
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Exterior

The rear garden is predominantly laid to lawn and bordered by mature shrubs and hedging, creating a private and established outdoor space. The front garden is also attractively landscaped. A shared side lane provides access to the single garage. Please note that the garage is in a poor state of repair, and prospective purchasers should anticipate repair, replacement, or removal.

Location

The property is located within the highly regarded residential area of Corstorphine, approximately three miles west of Edinburgh City Centre. A wide range of local amenities can be found nearby on St John's Road, including shops, banking facilities, cafés, restaurants, and takeaways. Additional retail options include Tesco, Lidl supermarket on Gylemuir Road, and The Gyle Shopping Centre, all within easy reach.

Recreational facilities in the area include the David Lloyd Leisure Club, Drum Brae Leisure Centre, Corstorphine Hill, and Cammo Estate, offering a variety of outdoor and leisure pursuits. The property is also ideally situated for access to Edinburgh Airport, the City Bypass, and motorway networks. Excellent public transport links provide regular services to Edinburgh City Centre, while a selection of well-regarded local schools are within walking distance.

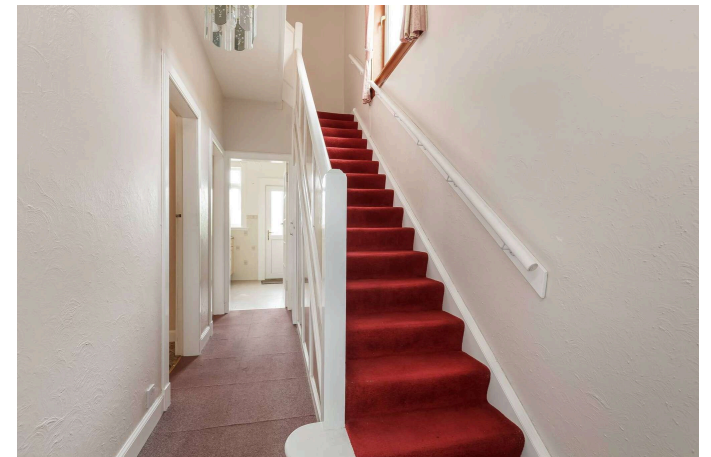
Extras & Disclaimer

There are matters relating to the property that prospective purchasers are advised to discuss with the selling agent prior to arranging a viewing.

As the property forms part of an executry estate, no warranties will be provided in respect of the services, systems, or appliances, and the property is being sold as seen.

Included in the sale are all fitted floor coverings, curtains, blinds, kitchen appliances, and light fittings.

Council tax - Band F



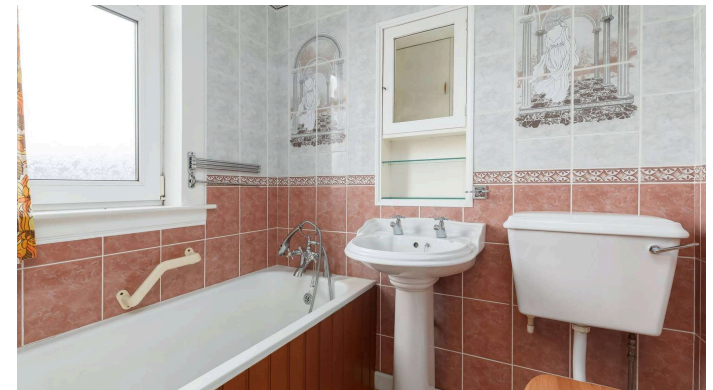
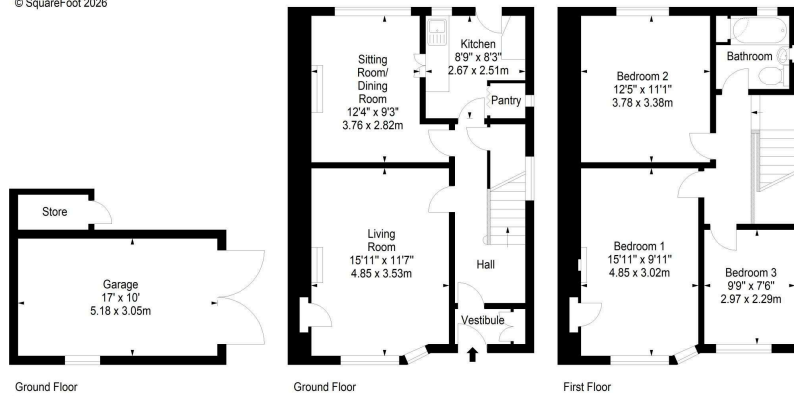




Tylers Acre Road,
Edinburgh,
Midlothian, EH12 7HY



Approx. Gross Internal Area
1046 Sq Ft - 97.17 Sq M
Garage & Store
Approx. Gross Internal Area
193 Sq Ft - 17.93 Sq M
For identification only. Not to scale.
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DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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www.dmdlaw.co.uk

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