



Offers Over  
**£435,000**

## 12 Corstorphine Bank Avenue

Corstorphine | Edinburgh | EH12 8SB

This attractive detached bungalow offers well proportioned and highly flexible accommodation, set within generous and well maintained garden grounds. With a private driveway and excellent outdoor space, the property will appeal to a wide range of buyers, including families seeking adaptable living space and downsizers looking for comfortable single level living.

- 3 Bedrooms
- 2 Public Rooms
- 1 Bathroom
- Driveway
- Front and Rear Gardens
- EPC Rating – E
- Council Tax Band - F



## Description

The accommodation is approached via a welcoming central hallway, which immediately sets the tone for the home and provides a natural and well-balanced flow throughout. To the front of the property, a bright and spacious bay-fronted reception room offers an inviting living environment. This room is further enhanced by an attractive gas fireplace, which serves as a charming focal point and adds both warmth and character, making it equally well suited to everyday living as it is to entertaining guests. To the rear of the property, the light-filled dining kitchen truly forms the heart of the home. Fitted with a comprehensive range of wall and base units, the kitchen offers excellent storage and preparation space and is complemented by a practical breakfast bar alongside a generous area for dining. Full-height windows provide pleasant open views across the rear garden, allowing natural light to flood the space throughout the day. Double doors open directly into the conservatory, creating a seamless transition between the main living accommodation and the garden beyond. The property further benefits from two well-proportioned double bedrooms, one positioned to the front and the other to the rear of the home. Both rooms offer ample space for freestanding furniture and provide comfortable, versatile sleeping accommodation. Accessed from the conservatory is an additional, highly versatile room that can be adapted to suit a variety of lifestyle requirements. Whether used as a secondary lounge, a study, or a home office, this flexible space adds to the overall functionality of the property and enhances its appeal to a wide range of buyers.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Driveway

Externally, the property benefits from generous landscaped rear garden grounds featuring a lawn, mature planted borders and a seating area, providing an attractive and private outdoor setting. A private driveway offers convenient off street parking and completes this appealing home.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

Centrally located in the desirable residential area of Corstorphine, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco supermarket within easy reach. The Gyle Shopping Centre and Hermiston Gait offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport to the City Centre and surrounding areas, and enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.





Approx. Gross Internal Floor Area 109 Sq M / 1178 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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