



Solicitors & Estate Agents










Offers Over

£350,000

48 Barony Terrace

Corstorphine | Edinburgh | EH12 8RF

A charming and unique detached house in a highly sought after location offering a superb opportunity to extend, remodel or renovate to suit the buyers' tastes and requirements. With planning permission in place for a significant extension, this home presents many opportunities and viewing is highly recommended.

-  2 Bedrooms
-  2 Reception rooms
-  1 Bathroom
-  Private garden
-  Driveway & Carport
-  EPC rating – C
-  Council tax band - E



Description

The front door opens to an entrance vestibule leading to a central hallway with window to the rear. The spacious reception room enjoys a southerly aspect and has recently had an attractive log burner installed. A conservatory to the side offers flexible use, ideal as a formal dining room. The breakfasting kitchen has two windows to the front of the property and door to the side giving access to the garden and is fitted with a range of wall and base units. Stairs from the hallway lead to the bright upper landing with large storage cupboard. The spacious principal bedroom enjoys a dual aspect and feature fireplace, there is a second good sized double bedroom and a bathroom with white suite, vanity storage and over bath shower. Benefits include gas central heating and full double glazing. Full plans for the proposed extension can be viewed on the City of Edinburgh Council Planning Portal (reference no 24/O5780/FUL).



Extras

The light fittings, window blinds and shutters are to be included in the sale along with the cooker and the garden furniture.

Grounds and Parking

Externally, the property benefits from gardens to the front and both sides, with a connecting pathway to the rear of the building. The main garden area enjoys a southerly aspect and has been divided in to two areas with a fence and garden shed. The gardens are pebble chipped for ease of maintenance. There is a monoblocked and gated driveway providing off street parking and a timber car port offering useful shelter and storage space.

Viewing

By appointment through Neilsons (0131 625 2222).





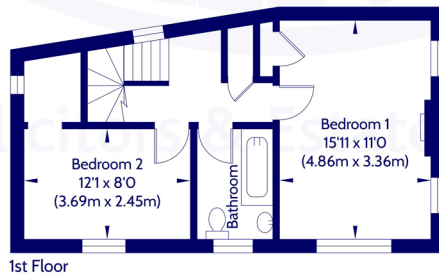
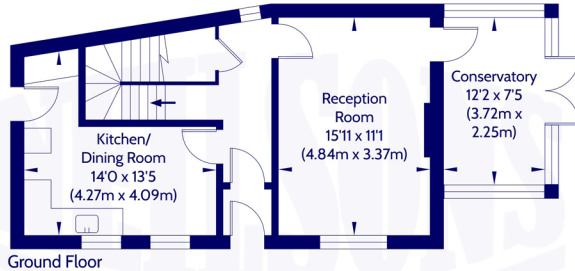
Location

The property is situated in the highly regarded residential area of Corstorphine, to the west of Edinburgh city centre. A wide range of local shops and services are readily available, including Tesco Extra and Lidl supermarkets, while nearby The Gyle Shopping Centre and Hermiston Gait Retail Park provide an extensive selection of well-known high-street retailers. The area benefits from excellent schooling at all levels and an outstanding range of leisure and recreational facilities, including local parks, Corstorphine Hill, Edinburgh Zoo, and the David Lloyd and Drum Brae Leisure Centres, both offering swimming pools. Corstorphine is exceptionally well served by public transport, with regular bus services and the Edinburgh Tram providing convenient access to the city centre and surrounding areas. The City Bypass is easily accessible, linking to the main Scottish motorway network and Edinburgh International Airport.





Approx. Gross Internal Floor Area 92 Sq M / 991 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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