



46 Corstorphine Hill Avenue
CORSTORPHINE | EDINBURGH | EH12 6LE

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Nestled on a quiet street in the heart of Corstorphine, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented main door upper villa. Boasting a driveway, private gardens, panoramic views, double glazing and gas central heating this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance vestibule and hallway with deep storage cupboard, a bright bay windowed lounge with generous dining space and feature fireplace, a contemporary kitchen with attractive units, a twin windowed bedroom with ample sized storage cupboard, a second well-proportioned double bedroom and the apartment is completed by a stylish bathroom. Externally the rear garden is mainly laid to lawn.

- Main door upper villa
- Driveway and gardens
- Heart of Corstorphine area
- Welcoming hallway with storage
- Bright bay windowed lounge
- Contemporary kitchen
- Two double bedrooms
- Stylish bathroom
- Gas central heating
- Double glazing

Energy rating C, council tax band D. There is no factor associated with this property.

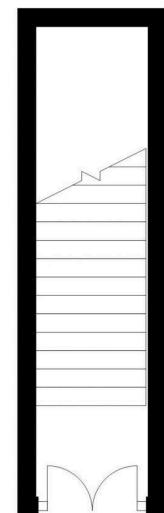
Extras included in this sale are venetian blinds and bosch washer/dryer. Double bed, tall bookcase in hall and living room, and the pine wardrobe in the front bedroom can also be available.

PRICE & VIEWING: Please refer to our website, www.warnerslplp.com or call us on 0131 667 0232.

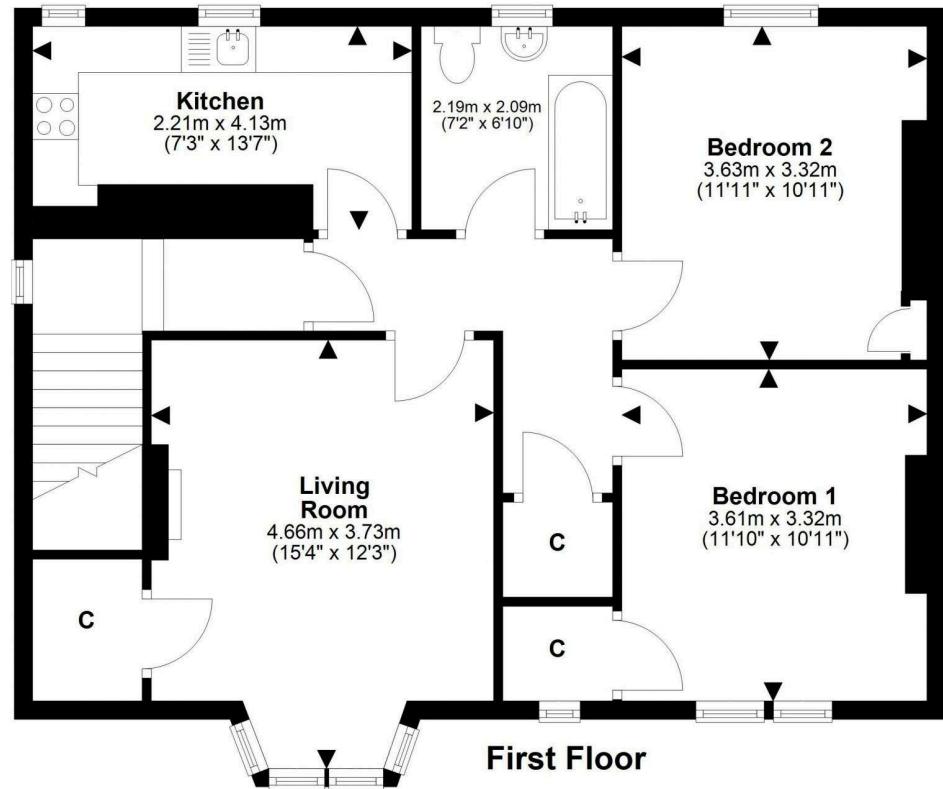


Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.





Ground Floor



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.