

COULTERS ©

32 ROULL ROAD

CORSTORPHINE, EDINBURGH, EH12 7JS

2 BED | 1 BATH | 1 PUBLIC





TAKE A LOOK INSIDE

Superbly located in Corstorphine, to the west of Edinburgh city centre, this bright and well-proportioned semi-detached house has been a much-loved home and now offers an excellent opportunity for a purchaser to modernise and upgrade the interior to their own taste.

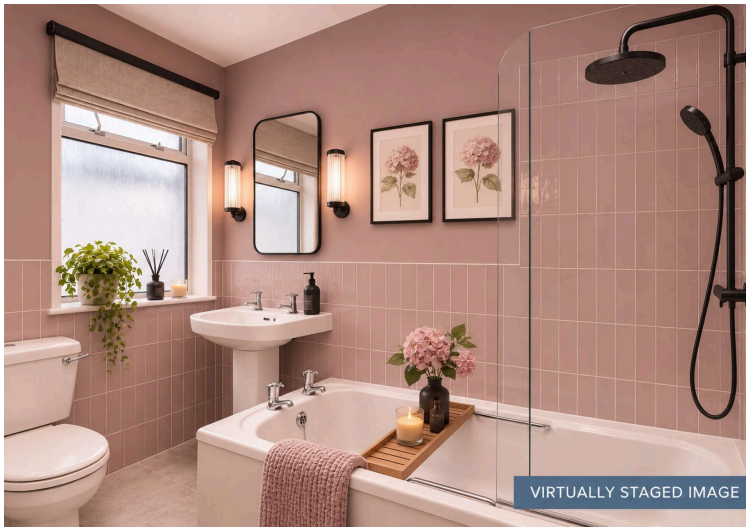
The property offers two double bedrooms, generous living space and private gardens to the front and rear, with the particularly sizeable rear garden providing considerable scope for landscaping and outdoor enjoyment.

KEY FEATURES

- Semi-detached house now in need of upgrading.
- Two spacious double bedrooms.
- Large private garden to the rear, plus front garden.
- Garage and driveway.
- Located in the popular area of Corstorphine.
- Excellent local amenities nearby.
- EPC Rating - F
- Council Tax Band - E







The entrance vestibule leads into the hall, from which the generous sitting room enjoys an outlook over the garden. There is a mantelpiece with a gas point, along with a useful storage cupboard tucked into the corner of the room.
Adjacent to the sitting room, the kitchen is fitted with a range of wall and base-mounted cabinetry and an integrated electric hob and oven. A door provides direct access to the garden, offering a practical connection between the kitchen and outdoor space.







CONTINUED...

There are two good-sized double bedrooms, both positioned to the front of the property. A further storage cupboard is located in the hall, while the bathroom completes the internal accommodation. Access to the attic is located in the hall. The home also benefits from double glazing.

Externally, the front garden is mainly laid with low-maintenance stone chippings, with a long driveway providing comfortable parking for at least three cars and leading to the garage. The substantial rear garden is arranged in two main sections, both predominantly laid to lawn and bordered by established bushes and hedging. A shed and greenhouse are situated at the far end of the garden.

Please note that some of the images have been virtually staged to illustrate how the property could look when refurbished.


VIRTUALLY STAGED IMAGE




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THE LOCAL AREA

Corstorphine is a popular area, four miles west of Edinburgh's City Centre. A former village, today it is a bustling district with an array of leisure and retail amenities and green spaces. St John's Road features independent retailers, cafés, pubs, and restaurants including a post office, Mimi's Bakehouse, Costa Coffee, The Torfin Restaurant and Bar, and a Toby Carvery. Superb recreational activities are available at the nearby Carrick Knowe and Ravelston Golf Clubs, Drumbrae Leisure Centre, and the David Lloyd Health Club which boasts indoor and outdoor pools, tennis courts, and fitness classes. Enjoy peaceful walks at St Margaret's Park and Corstorphine Hill or visit the world renowned Edinburgh Zoo and Murrayfield Stadium home of Scottish Rugby and a popular concert venue. Larger shopping requirements are met by a Tesco Superstore just under a fiveminute drive, and The Gyle Shopping Centre which houses a Marks and Spencer and a Morrisons. Close to bus and tram links providing swift links to Edinburgh International Airport, Haymarket Train Station, and the City Centre it is also well-placed for the Scottish motorway network and the City Bypass.

EXTRAS

All light fittings and white goods are included in the sale price. Please note that due to the nature of the sale, no warranties will be provided.

HOME REPORT VALUATION: £350,000

Roull Road,
Edinburgh,
Midlothian, EH12 7JS

SquareFoot

Approx. Gross Internal Area
752 Sq Ft - 69.86 Sq M
Garage
Approx. Gross Internal Area
137 Sq Ft - 12.73 Sq M
For identification only. Not to scale.
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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.