










Offers Over
£495,000

39 Pearce Avenue

Corstorphine | Edinburgh | EH12 8SW

A beautifully presented three bedroom detached bungalow, quietly positioned within the highly sought after area of Corstorphine. Offering bright and well proportioned accommodation throughout, the property combines flexible single storey living with a wonderful south facing rear garden, private driveway and garage. Conveniently located close to excellent local amenities, highly regarded schooling and superb transport links, this is an ideal home for families and professionals alike.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Front and rear gardens
-  Garage and driveway
-  EPC rating – C
-  Council tax band – F



Description

You are welcomed into an entrance vestibule, which opens into a hallway featuring a useful storage cupboard. To the rear of the property lies a stylish open plan lounge/kitchen/ dining room creating an excellent space for modern family living, with French doors opening directly onto the rear garden. The kitchen is fitted with an ample range of wall and base mounted units with wooden worktops, and integrated appliances. There are three double bedrooms, including a particularly spacious principal bedroom with box bay window and traditional Edinburgh press. Bedroom two benefits from built in wardrobes, while bedroom three, positioned to the rear, also features an Edinburgh press. The contemporary bathroom is fitted with a crisp white suite incorporating an overhead rainfall shower over the roll top style bath, a heated towel rail and partial tiling. There is a floored attic which offers excellent storage and exciting potential for conversion, subject to the necessary consents. Further benefits include gas central heating and double glazing throughout.



Extras

Included in the sale will be the blinds gas hob and electric oven, and integrated fridge/freezer, washing machine and dishwasher.

Gardens & Parking

Externally, the property enjoys appealing garden space to both the front and rear. The front garden is laid to lawn, providing a neat and attractive approach. To the rear is a highly desirable, south facing, fully enclosed garden which offers a real sense of privacy and is perfectly suited for enjoying the outdoors. With a combination of lawn and decking, it provides an excellent setting for relaxing in the sun, outdoor dining and entertaining throughout the warmer months. In addition, there is a garage with double doors, power and light, ideal for storage or workshop use, together with a large private driveway providing convenient off street parking.

Viewing

By appointment through Neilsons (0131 625 2222).





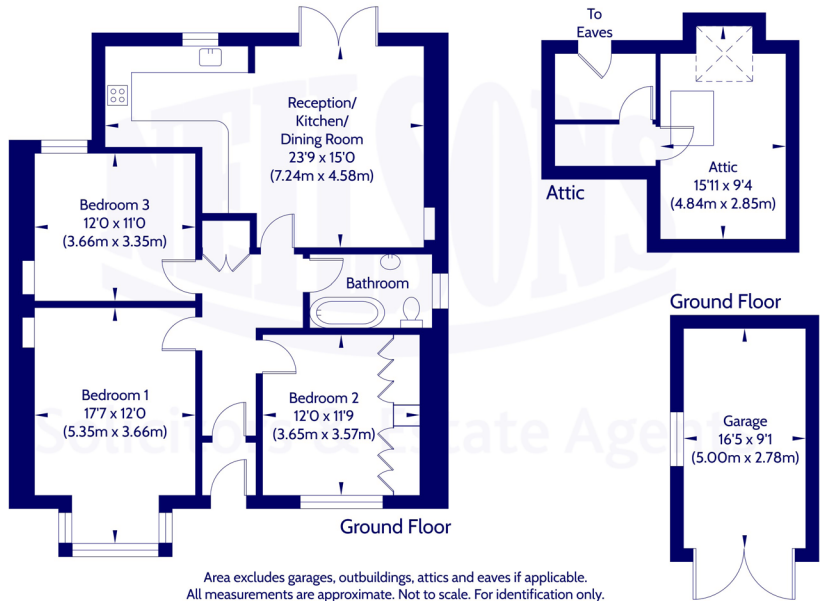
Location

The property is situated within the sought after Corstorphine area of the city. Excellent local amenities are on hand together with the Gyle shopping Centre housing many high street named shops and services. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible and the property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/ M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city Centre. Reputable schooling from nursery to senior levels are within proximity of the property with further education at Edinburgh College and Heriot Watt University all within easy reach. Leisure and recreational facilities include the close at hand Gyle Park, David Lloyd and Drum Brae leisure centres together with Edinburgh Zoo.





Approx. Gross Internal Floor Area 89 Sq M / 960 Sq Ft.



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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