



36 Tyler's Acre Gardens
CORSTORPHINE | EDINBURGH | EH12 7JH


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Well presented and bright, two bedroom end of terrace villa occupying a prime position within the desirable district of Corstorphine. This lovely property will make a fantastic home and has been maintained to a high standard throughout boasting a generous conservatory with direct access to the south-westerly facing rear garden, and a long driveway to the side. Offering generously proportioned accommodation over two floors the property comprises:-

- Entrance hallway with storage
- Dual aspect living/dining room
- Generous conservatory giving access to sunny rear garden
- Fitted galley kitchen with space for appliances
- Dual paned principal double bedroom with wardrobes
- Further double bedroom quietly situated to the rear overlooking the park
- Contemporary shower room with vanity sink unit
- Gas central heating and double glazing
- Fantastic storage throughout including attic access
- Front garden laid to lawn with mature shrubs and bushes
- Large, enclosed south-westerly rear garden which is laid to lawn with mature shrubs and trees, patio areas, shed, summer hut and secure gate to park.
- Long driveway to the side and ample unrestricted on street parking

Included in the sale will be all curtains, blinds, washing machine, dishwasher, fridge freezer, oven and hob, and wardrobes in both bedrooms.

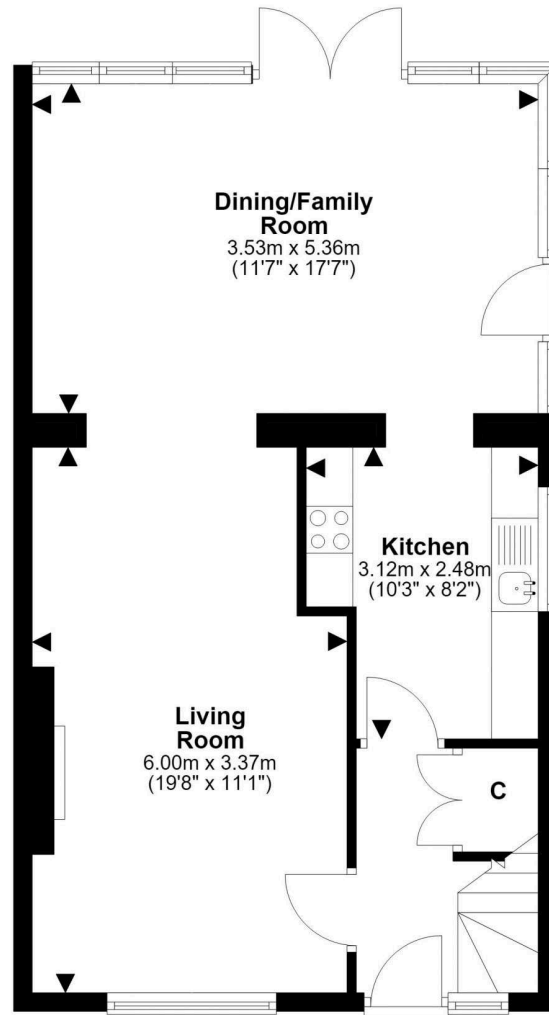
Council Tax band E. Energy Rating D.

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

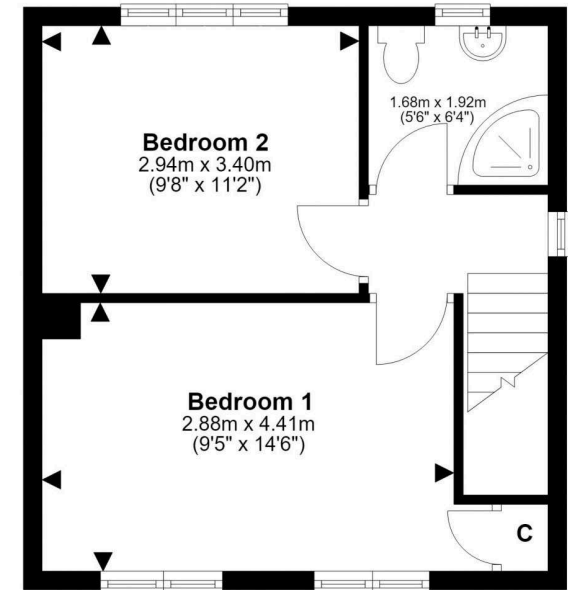


Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. 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, there is a tram stop nearby, as well as frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.





Ground Floor



First 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.

