NEILSONS

Solicitors & Estate Agents

Offers Over

£470,000

9 Hillview Drive

Corstorphine | Edinburgh | EH12 8QW

Set within the highly sought after Corstorphine district, this detached three bedroom bungalow occupies a generous plot with private gardens, driveway and garage. The property offers spacious and flexible accommodation and would now benefit from modernisation and upgrading, presenting excellent potential for a purchaser to create a wonderful home to their own specification. Conveniently located close to excellent local amenities, transport links and green open spaces, the property is well suited to a range of buyers.

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

Description

Entered via an entrance vestibule, the property opens into a welcoming hallway and straight ahead is the bright and airy lounge featuring an electric fire and doors opening directly to the garden, creating a wonderful connection between the indoor and outdoor spaces. Off the lounge is the kitchen, fitted with a range of wall and base units also providing direct access to the garden. Bedroom one, currently utilised as a reception room, is positioned to the front and features a charming box bay window and gas fire. There are two further double bedrooms, one of which benefits from a built in wardrobe, and the fully tiled bathroom is fitted with a crisp white suite and an electric shower over the bath. A Ramsay ladder provides access to a partially floored attic offering excellent storage and exciting potential for conversion, subject to the necessary consents. The property further benefits from gas central heating and double glazing throughout.

Extras

The washing machine shall be included in the sale.

Gardens & Parking

A neat front garden provides an attractive approach to the property, while to the rear lies an impressive, established and fully enclosed west facing garden featuring a lawn and patio area. Together, they create an ideal setting for outdoor dining and entertaining in the warmer months, as well as a safe space for children and pets to enjoy. The property further benefits from a garage with an up and over door, power and light, while a driveway provides convenient off street parking.

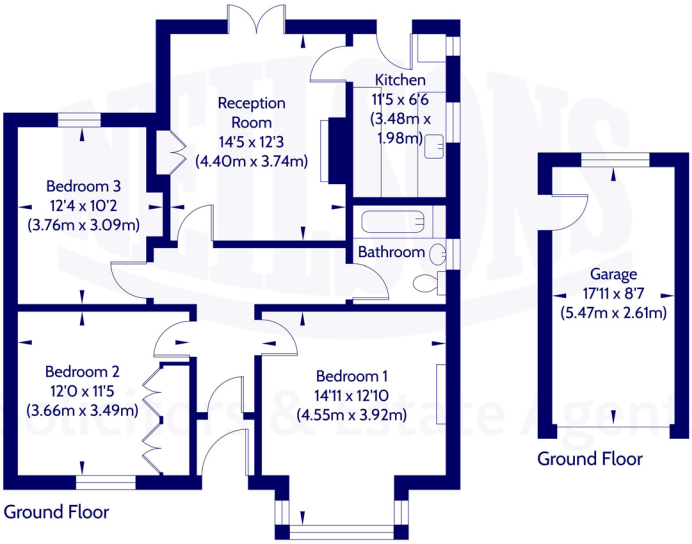
Viewing

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 81 Sq M / 876 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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mail@neilsons.co.uk 0131 625 2222 www.neilsons.co.uk

Head Office
138-142 St John's Road
Edinburgh
EH12 8AY

Property Department
162 St John's Road
Edinburgh
EH12 8AZ

City Centre
2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry
37 High Street
South Queensferry
EH30 9HN

Bonnyrigg
72 High Street
Bonnyrigg
EH19 2AE

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