



RALPH SAYER
SOLICITORS & ESTATE AGENTS

25 Turnhouse Road
Maybury, Edinburgh, EH12 0AX

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Tucked into the desirable Maybury area, this detached cottage offers an appealing blend of easy living, contemporary interiors and excellent access to Edinburgh. With Edinburgh Airport, the City Bypass and key commuter routes all close by, the setting works particularly well for professionals, while nearby South Gyle, Corstorphine and Edinburgh Park provide an excellent range of shopping, dining and everyday amenities. Freshly decorated in a soft neutral palette, the cottage feels bright and inviting throughout. The standout space is an impressive open-plan living, dining kitchen area, centred around a stylish island and finished with quality worktops, fitted cabinetry and integrated appliances. Two well-sized double bedrooms each enjoy a sunny aspect, with an en-suite shower room and family bathroom adding flexibility. A driveway completes this well-connected home.

Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.

Features

- Detached cottage in Maybury
- Freshly decorated neutral interiors throughout
- Bright, welcoming hallway with storage
- Open-plan living/dining/kitchen with garden access
- Sleek fitted kitchen with island and integrated appliances
- Two sunny well-proportioned double bedrooms
- An en-suite shower room
- Generous bathroom
- Private driveway
- Gas central heating
- Double glazing throughout







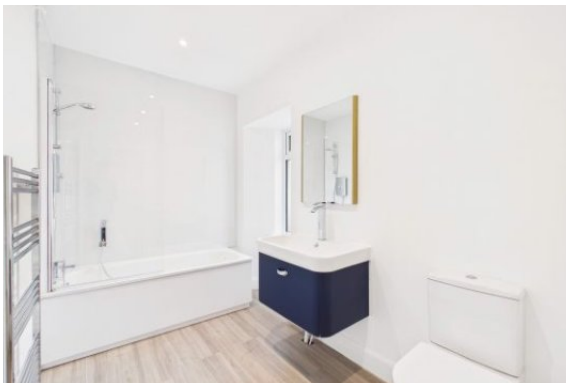
Light-filled open-plan
living/dining/kitchen with
garden access







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Maybury, Edinburgh

Situated on the western edge of Edinburgh, Maybury is a popular residential area offering a balance of city convenience and access to open countryside. Particularly well placed for commuters, the area benefits from regular bus services, nearby tram connections and rail services from South Gyle and Edinburgh Gateway, providing easy access to Edinburgh city centre, Edinburgh Airport, Fife and beyond. The area also enjoys convenient access to the City Bypass, M8 and M9, making journeys throughout central Scotland straightforward. Maybury is well served by shopping and leisure amenities, with the nearby Gyle Shopping Centre offering major supermarkets, high-street retailers, specialist shops, cafés and restaurants. Edinburgh Park provides a significant concentration of business premises and employment opportunities, while nearby Corstorphine offers further local amenities. The area is surrounded by green spaces and countryside, with Cammo Estate and the River Almond nearby providing opportunities for walking, cycling and outdoor recreation. Maybury also benefits from community facilities, including Maybury Primary School and Early Learning Centre, which forms part of the Maybury Community Hub alongside a medical centre. With Edinburgh Airport nearby and the city centre readily accessible by public transport and road, Maybury is particularly appealing to families and professionals seeking a well-connected location with excellent amenities and easy access to Edinburgh and the wider central belt.

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dream property!



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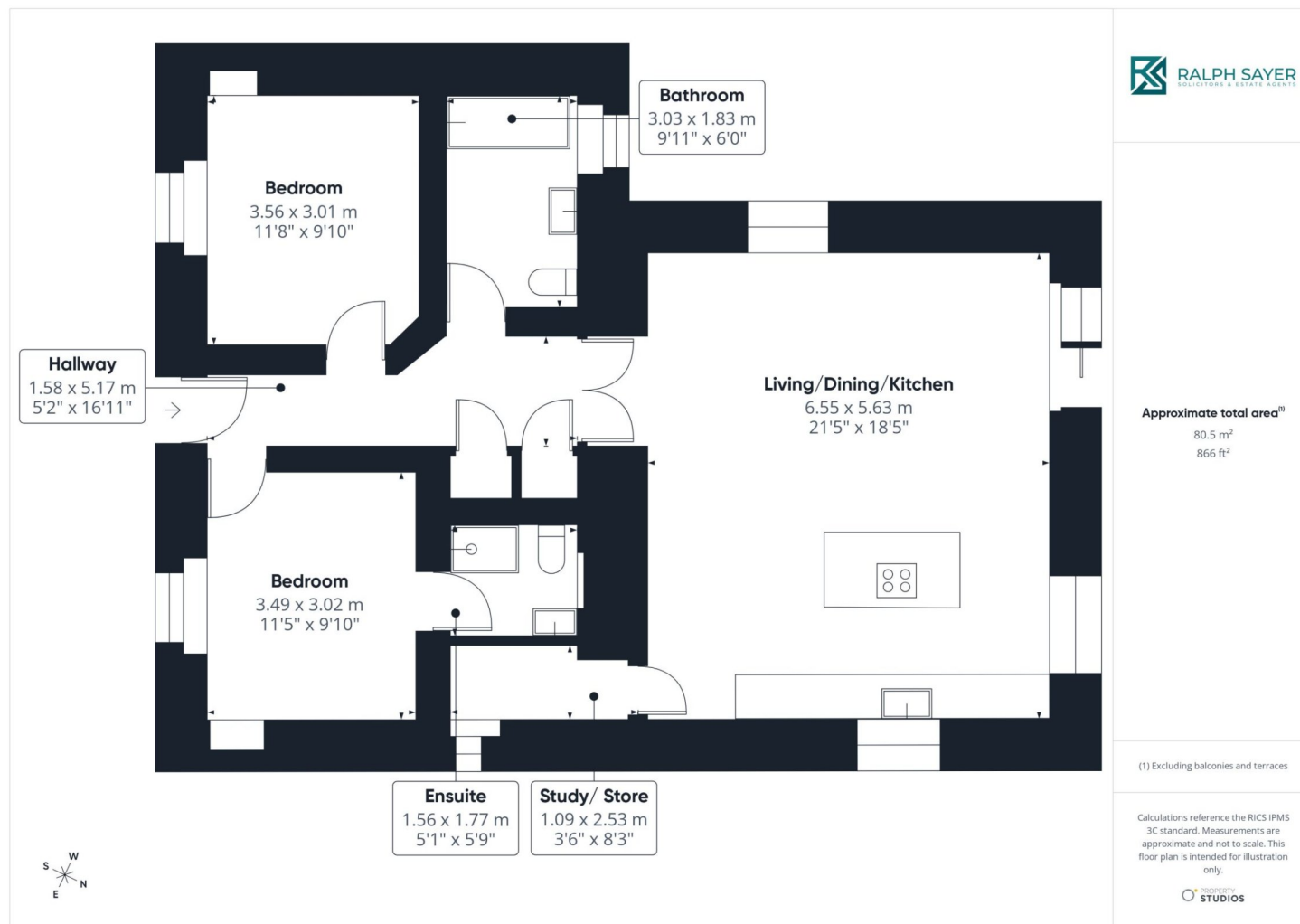


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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Floorplan



Council Tax Band:
E

EPC Band:
C

Home Report Value:
£410000