



1 Roull Road
Corstorphine
Edinburgh
EH12 7JW







Spacious and extended detached bungalow with attractive gardens and offering flexible family accommodation located in a popular residential area. There are good local amenities, with excellent shopping facilities available both at The Gyle Shopping Centre and also locally in Corstorphine. It is in the catchment area for Carrick Knowe Primary School and Forrester High School.

The property is in easy commuting distance of Edinburgh Park, one of Edinburgh's most prestigious business centres. The property is also convenient for access to the Airport, the city bypass and the major motorway networks. There are excellent regular bus services running nearby, with greenways to the City Centre, and Saughton tram stop is just a short distance away.



Leisure facilities are well catered for with The David Lloyd Leisure Centre close by and several excellent golf courses in the area including Bruntsfield, Royal Burgess and Turnhouse golf courses.

Internally the property provides flexible family accommodation and is in excellent decorative order throughout with double glazing, gas central heating and good storage facilities.

Private garden to front and attractive fully enclosed garden to rear. Driveway and garage.



PROPERTY DETAILS

- Entrance Vestibule with tiled floor.
- Welcoming Hallway with carpeted staircase to upper floor.
- Living Room with bay window to rear overlooking garden. Feature stone fireplace with wood burning stove. Display recess. Picture rail.
- Lounge with bay window to rear overlooking garden. Feature fireplace with living flame gas fire. Picture rail.
- Stylish and fully fitted Dining Kitchen with an extensive range of matching wall and base units. Integrated gas hob and electric double oven. Ample granite work surfaces with integrated sink and matching splashback. Breakfast bar. Space for fridge/freezer. A skylight provides natural daylight. Space for large dining table and chairs. French doors provide direct access to the rear garden.
- Utility room with shelving. The washing machine and dishwasher are included in the sale.
- Double Bedroom with window to front. The fitted wardrobes are included in the sale. Decorative cornice and picture rail. Dressing room with built in desk and shelving. Stylish en-suite Shower Room with white two-piece suite comprising wash hand basin and WC. Shower compartment with mixer shower. Built in storage units. Mirrored cabinet.

- Double Bedroom / Home Office with window to front. Extensive built in bookcases. Large under stair cupboard. Cornice.
- Bathroom with three-piece suite comprising bath, wash hand basin and WC. Shower compartment with mixer shower. Frosted window to rear. Mirror.

Upper Floor

- Hall with deep storage cupboard. Velux window to front.
- Double Bedroom with window to rear with open view to the Pentland Hills. Built in cupboard.
- Fourth Double Bedroom again with open views to the Pentland Hills. Built in cupboard.
- Shower Room with white two-piece suite comprising wash hand basin and WC. Shower compartment with electric shower. Frosted window to rear.



Viewing by appointment on 0131 524 3800













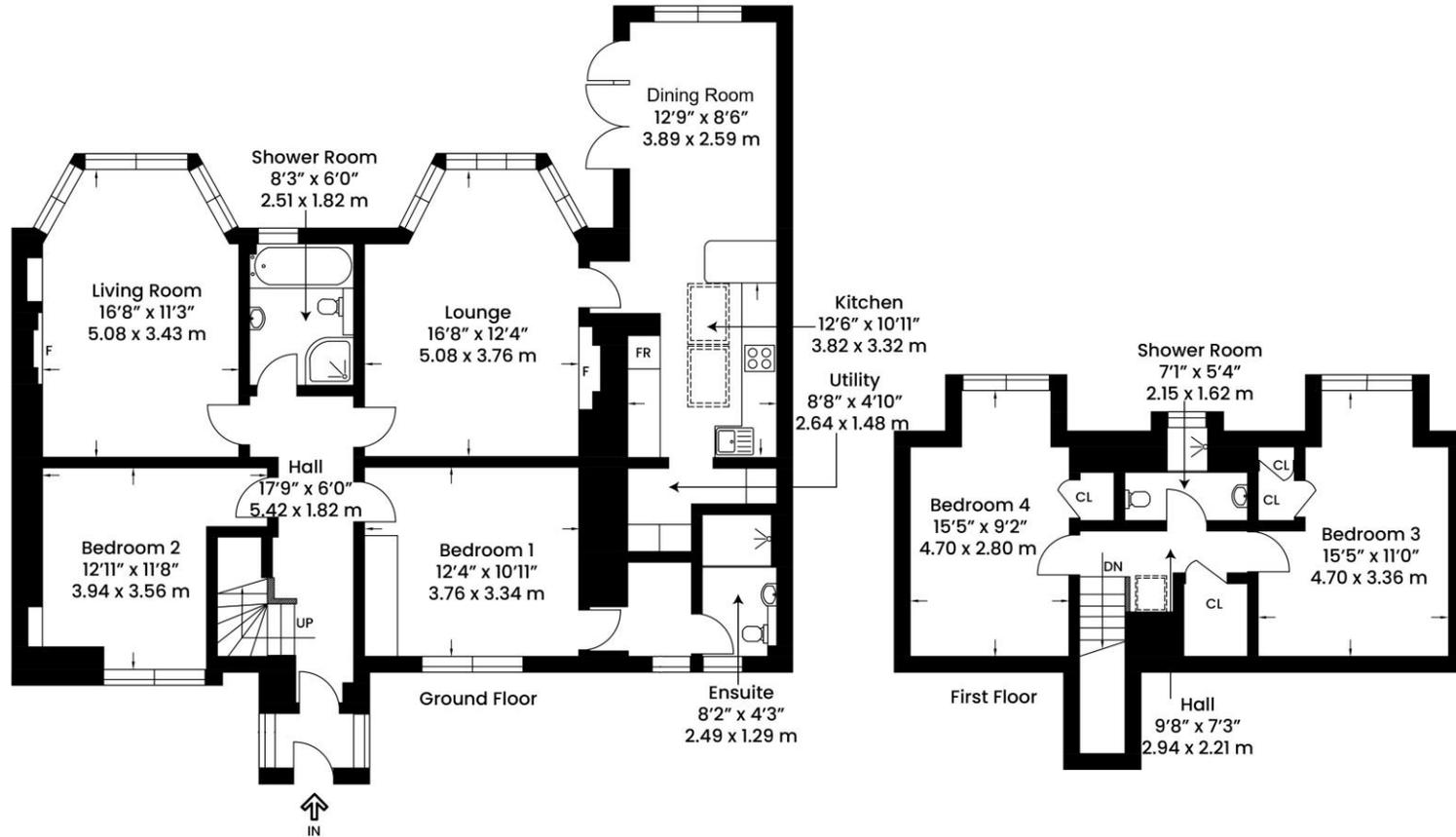
External

A driveway provides off street parking and leads to a single garage with up and over door, power and light.

The front garden has been paved and laid with decorative stones for ease of maintenance.

The south facing rear garden features a large patio with ample space for garden furniture. There is a lawn bordered with a lovely array of established plants, shrubs and trees.





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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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Energy Efficiency Rating: D
Council Tax Band: F