



16

Tyler's Acre Avenue  
Corstorphine  
EH12 7JE

FOR SALE

## Property Summary.

The subjects comprise a charming fully modernised mid terraced villa which forms part of an established, popular area which has proved to be particularly popular with young professionals and families.

Internally, this is a bright, well proportioned home which has been maintained to an excellent specification throughout. The accommodation is bright and well proportioned, commanding a private aspect to both the front and rear. The living/diningroom is spacious and bright with a quiet, southerly aspect to the rear over the landscaped garden. The kitchen and bathroom are contemporary styled and well designed for modern day living, with two double bedrooms both of a generous size. A gas fired combination central heating boiler serves panelled radiators throughout, complemented by double glazing, ensuring comfort and economy.

The property is set back from street level by way of a small garden area incorporating a car drive-in for one car. To the rear, the South facing garden is exceptional, incorporating a generous patio area, lawn and two timber garden sheds. This garden is fully enclosed, creating a private and secure environment for outdoor recreation.

This property offers a delightful balance of indoor comfort and outdoor space in a desirable location, therefore early viewing is highly recommended.





A CHARMING MID TERRACED VILLA,  
MODERNISED AND MAINTAINED TO AN  
EXCELLENT SPECIFICATION THROUGHOUT,  
OFFERING A MOST APPEALING HOME.

## Features.

---

-  Entrance Hall
-  Living / Dining Room
-  Fitted Kitchen
-  Two Bedrooms
-  Family Bathroom
-  Gas fired combination central heating
-  Double Glazing
-  Off-street Car Parking Space
-  Private rear garden

## Extras.

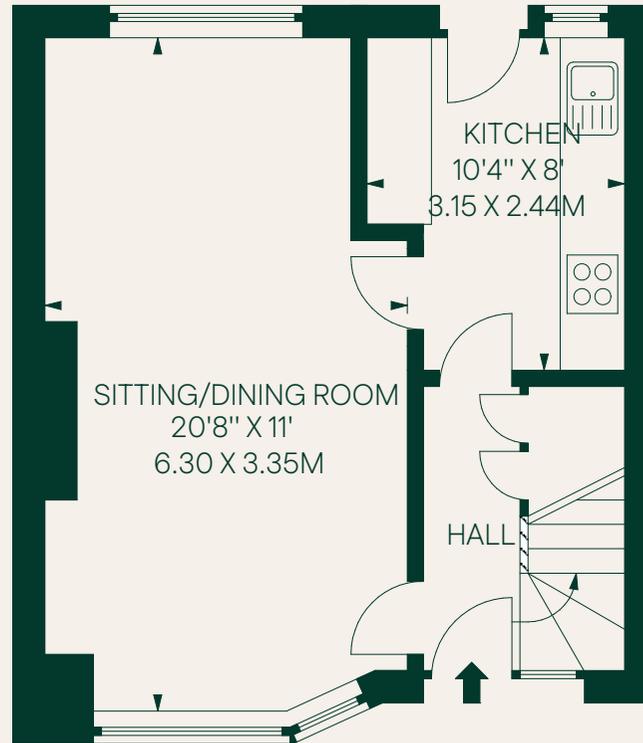
---

All fitted carpets, blinds, light fittings, the kitchen appliances (to be sold as seen with no warranty or guarantees) and two timber garden sheds.

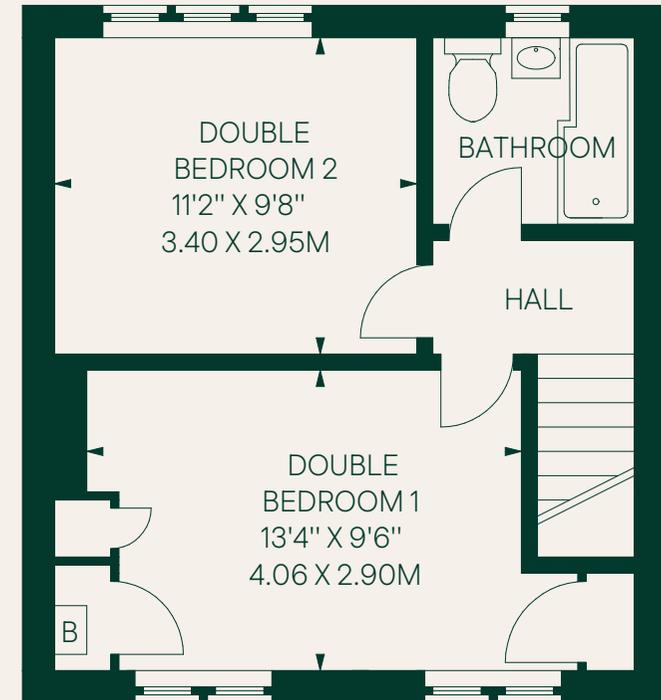
## Floor Plans.

For Illustrative purposes | Not to scale

Approximate Gross internal Area:  
710 ft<sup>2</sup> / 65.96 m<sup>2</sup>



GROUND FLOOR



FIRST FLOOR



COUNCIL TAX | D

ENTRY | Negotiable

## Location.

Corstorphine is a vibrant, established area located on the South-West side of the City. The area is particularly popular with families due to the first class amenities all on hand including highly regarded schooling which ranges from nursery through to secondary. St John's Road is bustling with cafés, bakeries, pubs, and independent shops including a main Tesco supermarket. The Gyle and Craighleith Retail Parks are also within close proximity offering an excellent variety of main retail outlets. Edinburgh Airport is easily accessible with the tram and regular bus services ensuring swift access to Edinburgh's city centre.

📞 0131 662 1234

@ property@ennova-law.com

[www.ennovaestateagents.co.uk](http://www.ennovaestateagents.co.uk)

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

No appliances have been tested by us, therefore no warranty or guarantee will be given as to their working condition or suitability for use. Where there are fireplaces, gas, electric or open working fires, these have not been tested and no guarantees will be given for their suitability of use.

We/our client are under no obligation to accept the highest or any offer.

