



8 Sycamore Terrace, Edinburgh, EH12 7HL

An attractive Edwardian mid-terraced villa offering an exciting opportunity to create a superb family home within the heart of highly desirable Corstorphine. Retaining a wealth of original period features, the property combines the character and proportions synonymous with homes of this era with excellent potential for sympathetic modernisation and enhancement. Well maintained throughout, it presents a rare opportunity for purchasers to refurbish and personalise the accommodation to their own specification while capitalising on its enviable location and enduring architectural appeal.

The accommodation comprises:

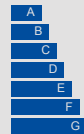
- Entrance vestibule featuring original decorative tiled flooring.
- Welcoming reception hall.
- Elegant bay-windowed sitting room with ornate cornicing, traditional Edinburgh press and an attractive fireplace incorporating an electric fire.
- Generous open-plan dining kitchen fitted with a range of wall and base-mounted units, complementary work surfaces. Offering excellent scope for redesign to suit contemporary family living.
- Practical utility room/rear porch providing additional storage and direct access to the rear garden.
- Ground floor shower room fitted with a large quadrant shower enclosure, WC and pedestal wash hand basin.
- Bright upper landing illuminated by an original cupola, allowing an abundance of natural light to filter through the stairwell.
- Spacious principal bedroom enjoying an open outlook towards the Pentland Hills.



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
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- Well-proportioned rear-facing double bedroom featuring a traditional fireplace and attractive views towards Corstorphine Hill.
- Further generous bedroom, ideal as a third bedroom, nursery or home office.

Outside & Gardens

To the front, the property is set behind a mature hedge with traditional wrought iron railings and gate, creating an attractive approach and providing a good degree of privacy. The enclosed rear garden offers a delightful outdoor space with considerable potential to create an attractive landscaped garden for relaxing and entertaining, and also benefits from a useful storage shed. Free on-street parking is readily available nearby.

Location

Situated approximately three miles west of Edinburgh city centre, Corstorphine remains one of the capital's most sought-after residential districts, renowned for its excellent amenities, highly regarded schooling and superb transport links. A comprehensive range of everyday shopping facilities can be found along nearby St John's Road, with further retail provision at Tesco Extra, Lidl and The Gyle Shopping Centre. Leisure opportunities are plentiful and include Drum Brae Leisure Centre, David Lloyd Edinburgh and the extensive woodland walks of Corstorphine Hill. The property is particularly well positioned for commuters, with excellent access to Edinburgh Airport, the City Bypass and Scotland's motorway network, while regular bus services provide convenient links to the city centre. A wide selection of well-regarded state and independent schools are also within easy reach.

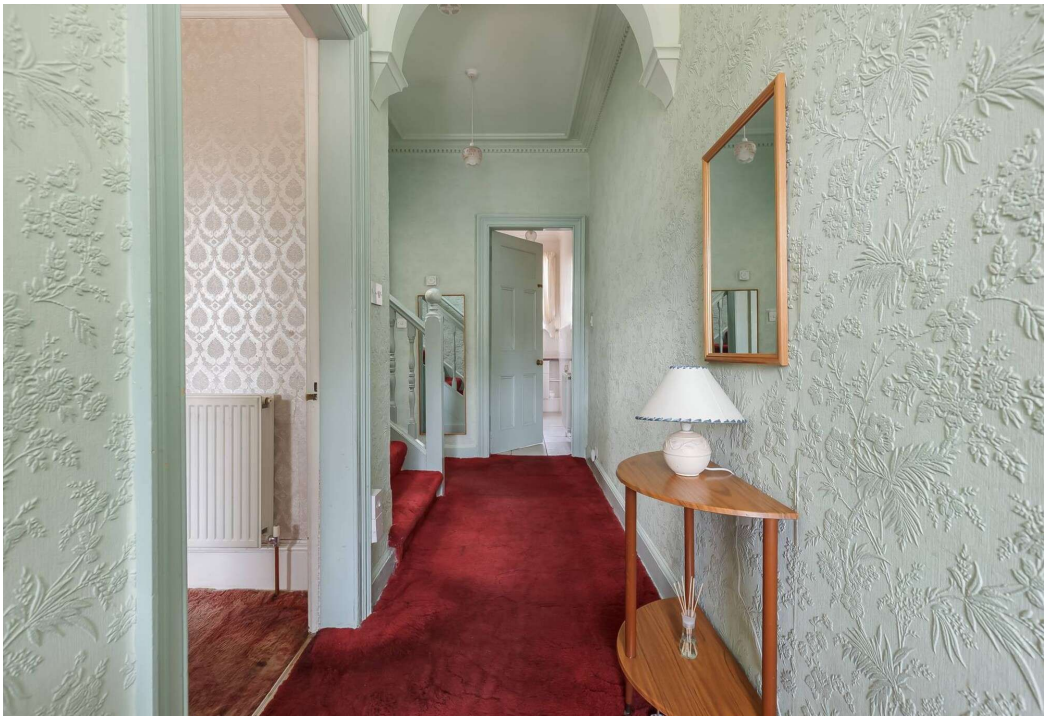
Extras

The sale includes fitted floor coverings, window blinds, light fittings and most curtains.

Council tax band - F .







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Midlothian, EH12 7HL**



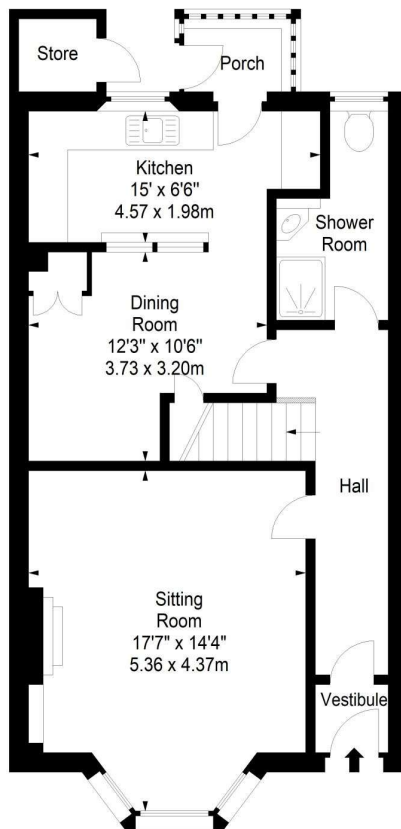
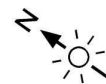
Approx. Gross Internal Area
1230 Sq Ft - 114.27 Sq M

Store

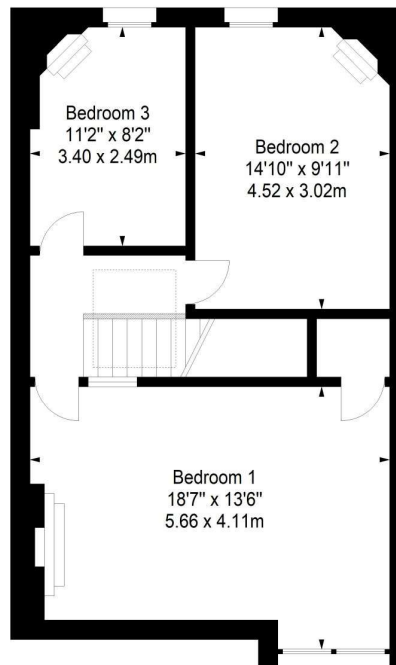
Approx. Gross Internal Area
15 Sq Ft - 1.39 Sq M

For identification only. Not to scale.

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Ground Floor



First Floor



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ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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