

27 GLASGOW ROAD

CORSTORPHINE, EDINBURGH, EH12 8HW

Offering exceptionally versatile family living in sought-after Corstorphine, this traditional detached chalet bungalow boasts four bedrooms over two levels, including a secluded first-floor principal bedroom, alongside a four-piece bathroom and multiple spaces for relaxation and dining. Further highlights include a gated driveway and an enclosed garden enjoying a southerly aspect.





— The property expert behind the personalised service
MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark Cullerton

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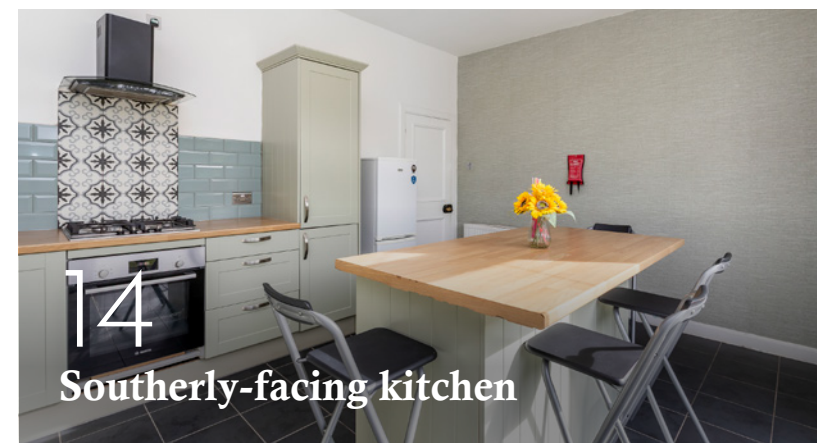
Welcome to 27 Glasgow Road
Four-bedroom detached family home in sought-after Corstorphine

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Spacious bay-fronted living room



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Property Name

27 Glasgow Road

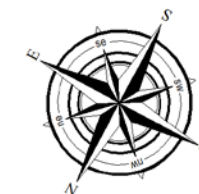
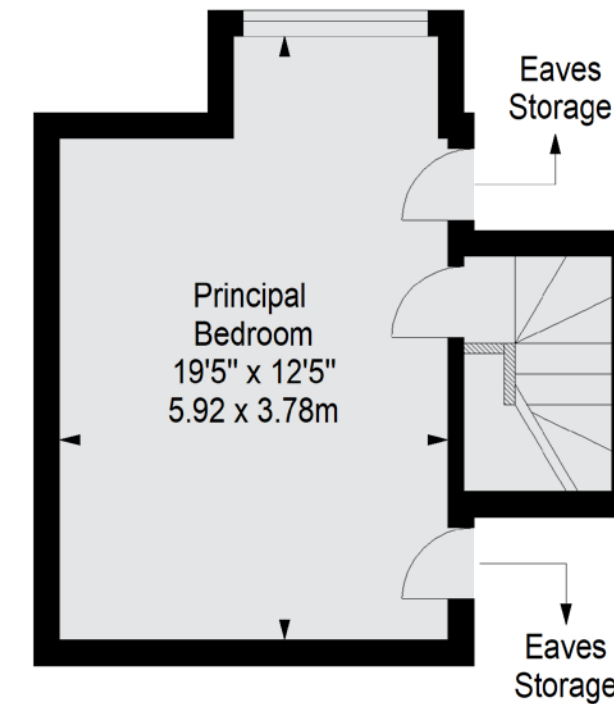
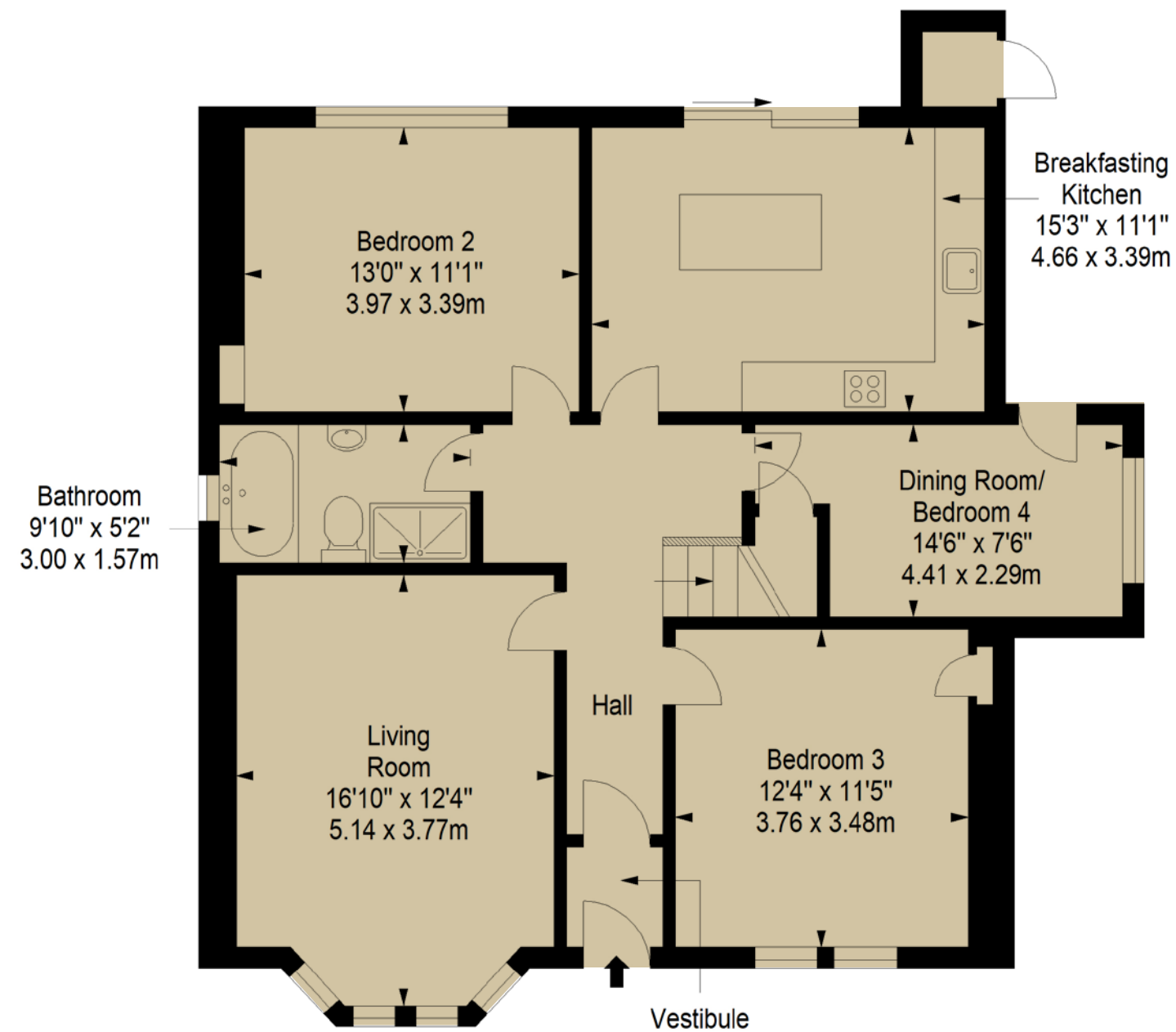
Location

Corstorphine, Edinburgh, EH12 8HW

Approximate total area:

118.1 sq. metres (1271.3 sq. feet)

 - Ground Floor  - First Floor





Situated just three miles from Edinburgh's West End, the property promises enviable city convenience, with superb shopping and frequent bus links on the doorstep, plus excellent schools, rail and motorway connections, and the airport all within easy reach.

The well-proportioned home offers bright, modern interiors, illuminated by generous windows and finished with stylish oak-look flooring and calming neutral décor that is easy to personalise.

GENERAL FEATURES

- Sought-after Corstorphine location, three miles from Edinburgh's West End
- Superb local shopping, excellent schools, and frequent transport links
- Traditional detached chalet bungalow on a gated plot
- Bright, well-proportioned interiors over two levels
- Cohesive neutral decorative finish with stylish oak-look flooring
- Exceptional versatility for modern family living
- Home Report value - £480,000
- EPC Rating - D

ACCOMMODATION FEATURES

- Vestibule and welcoming entrance hall
- Spacious bay-fronted living room
- Formal dining room/Bedroom 4/study with external access and storage
- Southerly-facing kitchen with four-seater breakfast island and garden connection
- Stylish Shaker-inspired cabinetry with integrated appliances
- Secluded first-floor principal bedroom with leafy rear outlook and eaves storage
- Two ground-floor double bedrooms with storage
- Bright modern bathroom with claw-foot bath, separate shower cubicle, and vanity storage
- Gas central heating and double glazing

EXTERNAL FEATURES

- Large enclosed garden with a southerly aspect and attached store
- Private driveway with space for 4 cars
- Hedge and tree borders providing privacy

A bright

uplifting welcome

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he interior's light and airy ambience is immediately apparent as you step into the welcoming central entrance hall, reached via a practical vestibule.



Light-filled living room





A spacious bay-fronted living room

The spacious living room is flooded with natural light from a wide bay window, with a private green outlook created by the property's front hedging. Generous floor space accommodates a comfortable seating suite and additional furniture in a variety of configurations. Also on the ground floor is a dining room offering appealing multi-use potential as a fourth bedroom, playroom, or study. With direct external access and built-in storage, it is also particularly well suited to home working.

Contemporary

breakfasting kitchen flowing onto the garden



Stylish Shaker- inspired cabinetry with integrated appliances

With full-height sliding glazed doors providing a seamless garden connection and excellent natural light, the southerly-facing kitchen is stylishly appointed in a timeless Shaker-inspired design. Sage-green cabinets and a central four-seater breakfast island are paired with warm wood-toned worktops and sage metro tiling with decorative patterned accents, creating an inviting hub for casual dining and conversation. Integrated appliances include an oven, gas hob, microwave, dishwasher, and washing machine, with a tall freestanding fridge freezer also provided.



Secluded

principal bedroom

Occupying the entire first floor, the principal bedroom forms a private sleeping area, with useful eaves storage and characterful sloping ceilings. A generous dormer window draws in plenty of natural light and captures leafy rear views, enhancing the sense of retreat.





Additional

family accommodation

The remaining bedrooms are located on the ground floor. Alongside the dining room/Bedroom 4 are two spacious doubles: Bedroom 2 enjoys a southerly-facing aspect with garden views and a shelved Edinburgh press, while Bedroom 3 benefits from useful cupboard storage.





Modern four-piece bathroom



C

ompleting the ground-floor accommodation is a bright four-piece bathroom comprising a statement claw-foot bath, separate shower cubicle, WC, and washbasin set into a vanity unit with useful storage, all framed by full-height monochrome tiling.

Secure family garden

and gated parking

The home sits on a spacious plot with a four-car monoblock driveway and privacy hedging to the front and a large southerly-facing garden to the rear. A broad lawn is sheltered by mature greenery, providing plenty of space for family recreation, outdoor dining, children's play, and summer entertaining. An attached store provides useful garden storage.



Corstorphine

Edinburgh

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket and a Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, and tennis, badminton,

and squash courts. For enjoying the great outdoors, Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those needing to travel further afield for work or leisure, Edinburgh International Airport is a short drive away, with two tram stops within close proximity. The area is also served by regular day and night buses, frequent trains from the South Gyle train station, and excellent road links to the city centre, Glasgow, Fife, and to the south. In addition, Corstorphine provides local state schools at both primary and secondary levels, with Edinburgh's leading independent schools easily accessible.



A desirable and well-connected residential area, lying to the west of Edinburgh city centre

SCHOOLS

State Schools: Gylemuir Primary School, Forrester High School

Independent Schools: ESMS (Nursery, Junior, Mary Erskine School, Stewart's Melville College)

CULTURE

Edinburgh Zoo, Murrayfield Stadium

SHOPPING

Wide-ranging independent shops, big-name supermarkets, Gyle shopping centre

#1

A WELL-CONNECTED SUBURB, ENJOYING BEAUTIFUL SCENIC NATURE AND OUTSTANDING SHOPPING

LOCATION



4.4 miles west of Edinburgh City Centre

TRANSPORT



Bus – X38, X19, 12, 26, 31, N26, 100 Airlink

Tram Stop – Saughton (1.4 miles)

Train Station – South Gyle/Edinburgh Gateway (0.7 miles)

Airport – Edinburgh International (3.7 miles)



SPORTS

David Lloyd gym, Drumbrae Leisure Centre, Turnhouse Golf Club, community sports clubs

PARKS

Corstorphine Hill Local Nature Reserve

FOOD & DRINK

A fantastic range of cafés, bistros, takeaways, pubs, and family restaurants

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To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

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For further information on this property, or to arrange a viewing, contact Mark, who will be delighted to assist you.

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— *About Mark*

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Mark lives in Blackhall with his family and is, at heart, a devoted family man. Warm, sociable, and down-to-earth, you will find him in his kitchen, where he loves nothing more than cooking up a storm for family and friends. Whether spending quality time at home, running around after one of his three sons, or teeing off with friends, Mark brings the same spirit of care and connection to all he does.



CULLERTON'S

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SCAN TO DISCOVER MORE

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