



55 Hillview Road

Corstorphine, Edinburgh, EH12 8QH



VMH ESTATE AGENTS



Extended bungalow with flexible family space, gardens, driveway and garage.

- Sitting room
- Kitchen/family room
- Conservatory
- 3 double bedrooms
- Double bedroom 4/dining room
- Bathroom & shower room
- Flexible family accommodation
- Landscaped front & rear gardens
- Garage & driveway
- Gas central heating & double glazing



Offers Over:

£625,000



Further information can be found in the home report.

About the Property

Situated in the popular Corstorphine area of Edinburgh, this extended detached bungalow offers spacious and flexible family accommodation.

The property comprises a welcoming sitting room, followed by a generous kitchen/family room providing an ideal space for everyday living and entertaining.

A conservatory further enhances the accommodation, while three well-proportioned double bedrooms offer comfortable sleeping arrangements, with a separate dining room providing the option of a fourth bedroom.

Completing the accommodation are a family bathroom on the upper level and a shower room on the ground floor.

Externally, the property benefits from attractive landscaped gardens to the front and rear, providing excellent outdoor space for relaxing and enjoying the warmer months.

A private driveway and garage offer convenient off-street parking and useful storage.





📍 Location

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, LIDL and a Co-op.

The nearby Gyle boasts over 40 shops (including an M&S) and various eateries.

David Lloyd offers a gym, indoor and outdoor pools, and tennis, badminton, and squash courts.

+ Extras

All fitted floor coverings, blinds, curtains, light fittings, wood burner, smeg range cooker, extractor hood, fridge/freezer, dishwasher & washing machine. Please note the garden shed is not included within the sale.



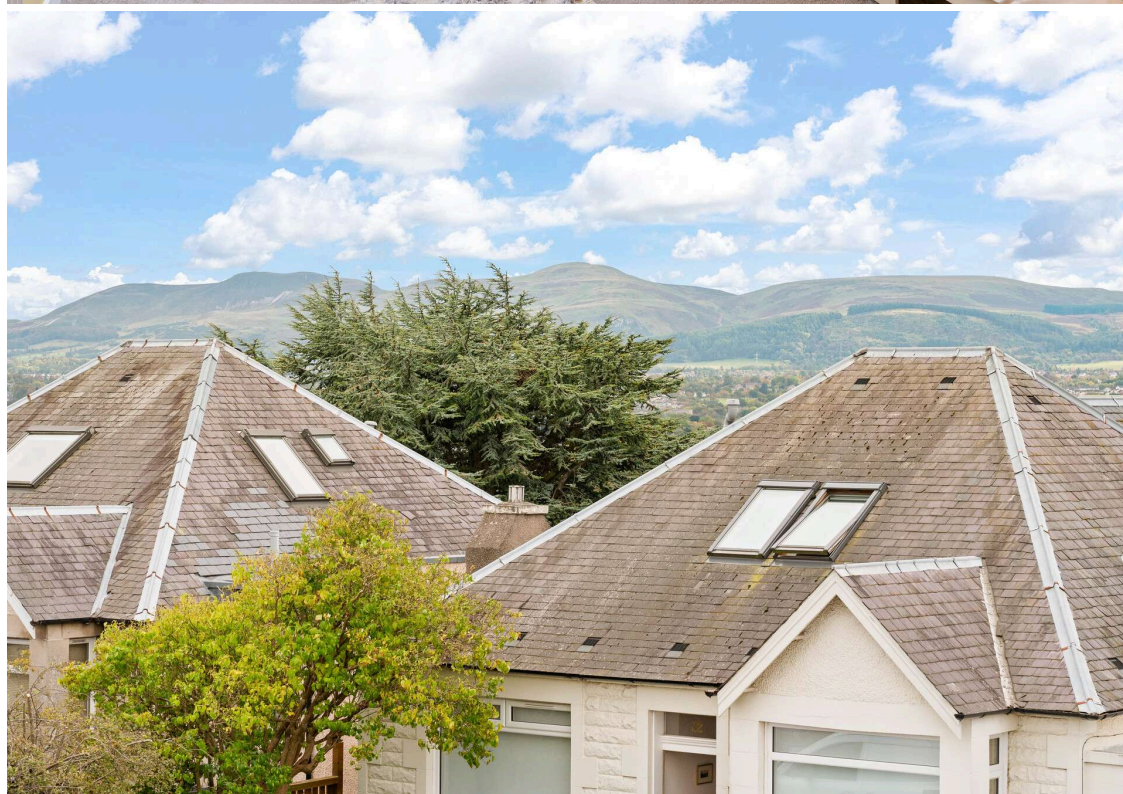
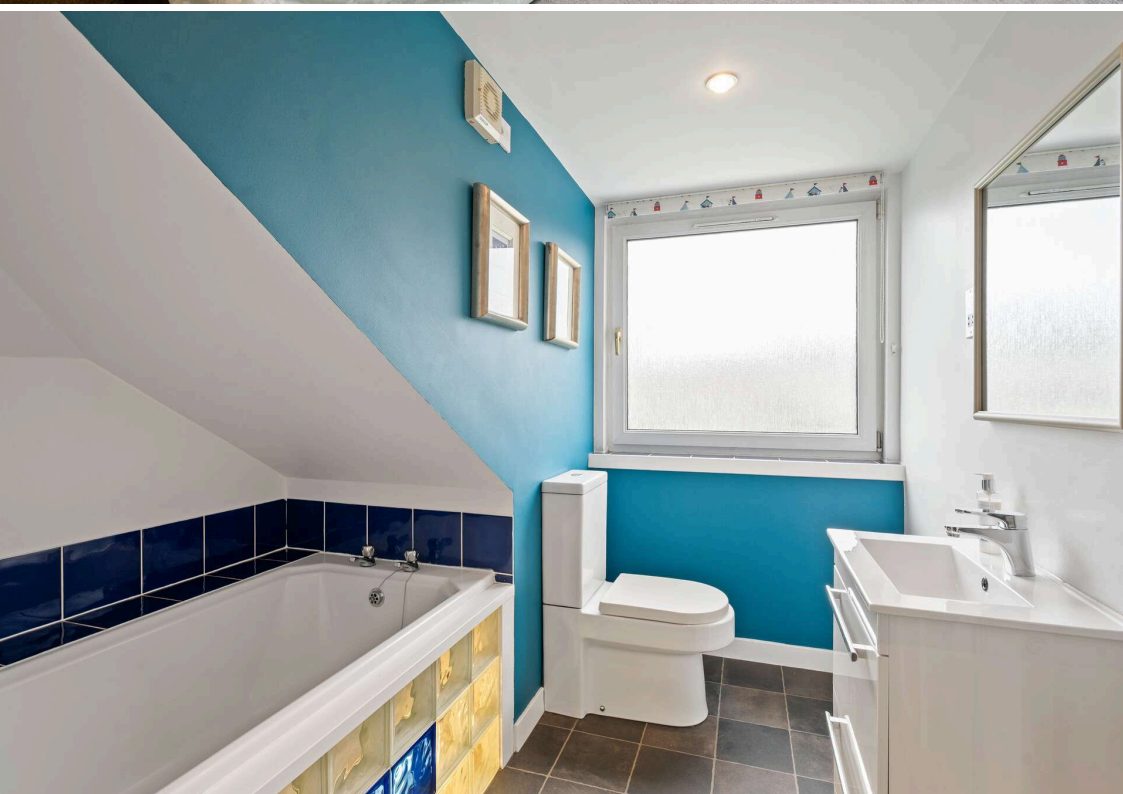


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Spacious and flexible family accommodation in the popular Corstorphine area

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📍 Location

Nearby, 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, and there are 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.

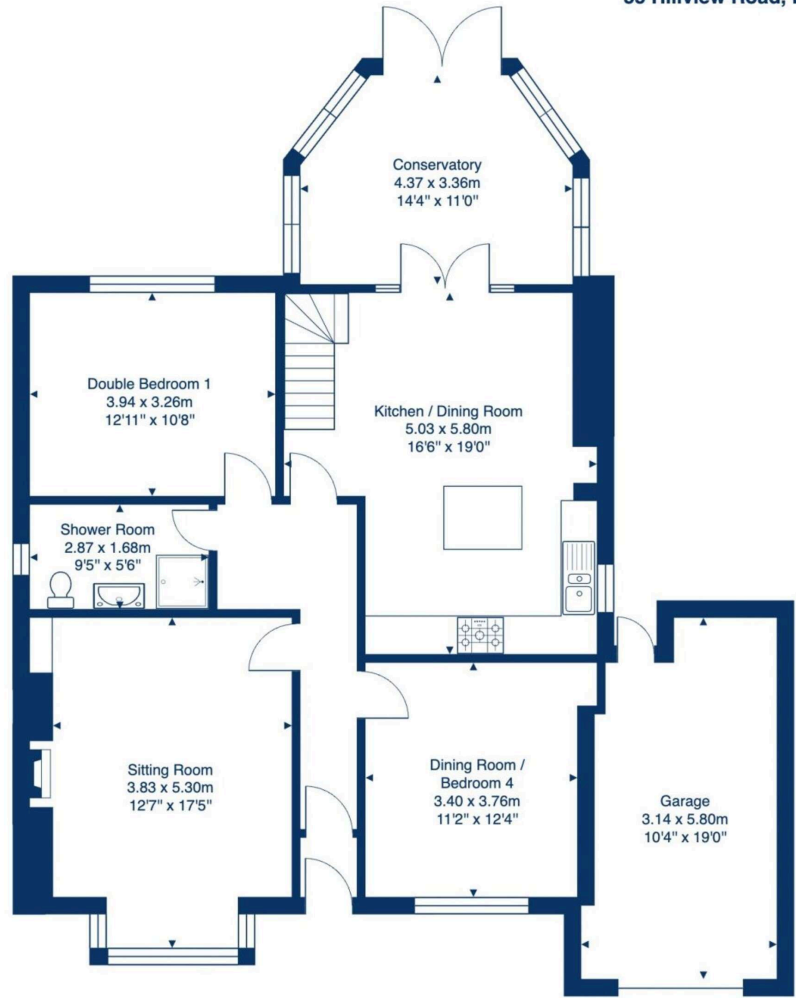
In addition, Corstorphine provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessible.



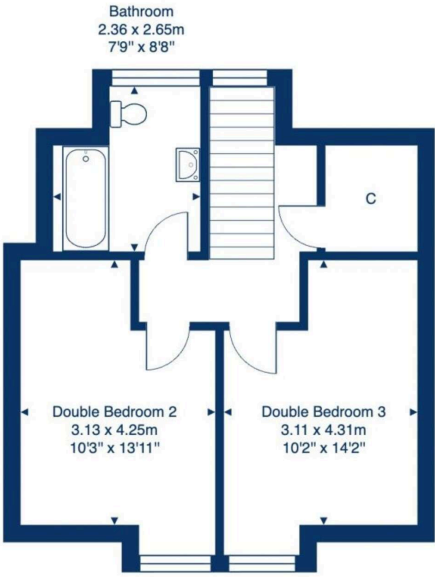


Floor Plan

55 Hillview Road, Edinburgh, EH12 8QH



Ground Floor



First Floor



Total Area: 159.7 m² ... 1719 ft²
All measurements are approximate and for display purposes only.



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