



12 Corstorphine Hill Gardens
Corstorphine, EH12 6LA

Deans 
Solicitors & Estate Agents LLP



SEMI-DETACHED HOUSE

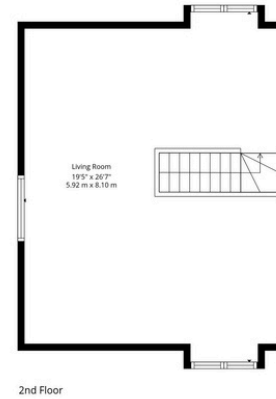
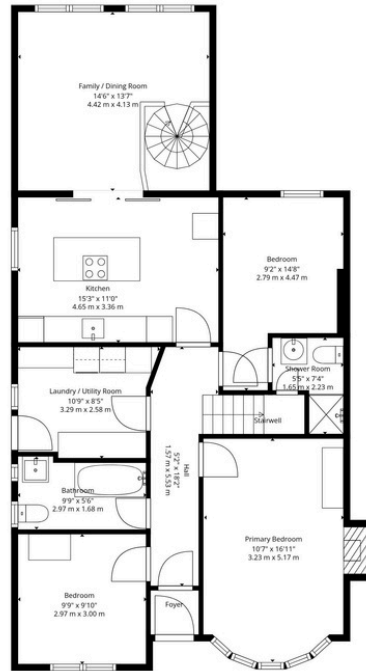
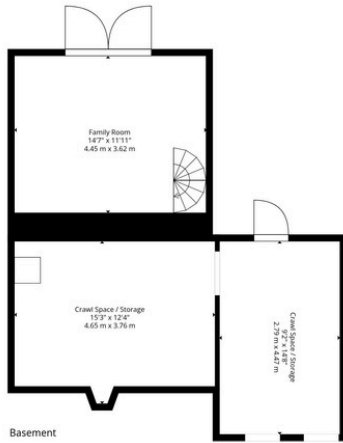
- Family/Dining Room
- Living Room
- Family Room
- Kitchen
- Utility/Laundry Room
- Three Bedrooms
- En-Suite Shower Room
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- Driveway
- EPC Rating – C



An excellent opportunity has arisen to purchase this generously proportioned, light and airy extended semi-detached villa boasting views over Edinburgh's City skyline towards the Pentland Hills situated within the highly desirable location of Corstorphine. In move-in condition, the accommodation has been sympathetically extended by the present owners and would make a fantastic family home. The property is close to an abundance of excellent amenities with a good public transport service travelling to many parts of the City and Edinburgh Airport. The accommodation is split over three floors and comprises; entrance vestibule, welcoming entrance hall, modern well laid out kitchen leading to the bright family/dining room with double windows to the rear and spiral staircase leading to the family room suitable to be used as a spare bedroom with patio doors to the rear garden, laundry/utility room, three good sized bedrooms/one with en-suite shower room and family bathroom. A staircase from the hallway leads to a large sitting room with three windows providing excellent natural light and again boasting views over the city. There are private gardens to the front with a south facing fully enclosed rear garden along with a driveway providing off-street parking. Further benefits include gas central heating and double glazing. Included in the sale are fitted carpets and floor coverings, curtains, oven, hob, fridge-freezer and dishwasher. All appliances are sold as seen with no warranty provided.







Total: 1475 sq. Ft, 137 m2

Basement: 205 sq. Ft, 19 M2, 1st Floor: 965 sq. Ft, 90 M2, 2nd Floor: 305 sq. Ft, 28 m2

Excluded Areas: Crawl Space / Storage: 310 sq. Ft, 29 M2, Stairwell: 98 sq. Ft, 9 M2, Fireplace: 9 sq. Ft, 1 M2, Low Ceiling: 174 sq. Ft, 17 M2, Walls: 141 sq. Ft, 13 m2

Illustrative Purposes Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.





Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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