










Offers Over  
**£660,000**

## 8 Roull Road

Corstorphine | Edinburgh | EH12 7JS

A generously proportioned and thoughtfully extended detached bungalow, resting on spectacular mature gardens and enjoying a peaceful setting in the capital's desirable Corstorphine area.

-  4 bedrooms
-  2 public rooms
-  3 bathrooms
-  Driveway
-  Rear garden
-  EPC rating – D
-  Council tax band- G



## Description

The property has been upgraded to an excellent standard by the existing owner and offers spacious and highly flexible accommodation, perfect for those juggling a busy family life with home working.

The ground floor briefly comprises: entrance vestibule and main hallway with a stair to the upper level and a built-in storage cupboard, light and comfortable south facing reception room with carpeted floor, picture rail and attractive focal fireplace, generously sized dining kitchen which has been fitted with a superb variety of high quality base and wall mounted units, complete with coordinated wood worktops, splash tiling and a selection of built-in appliances. The reception area overlooks the rear garden and offers a peaceful additional living space with two sets of French doors opening directly out to a paved seating area within the garden. To the front of the house is the spacious principal bedroom, complete with dressing room and luxury en-suite with a magnificent focal bathtub, pedestal basin, WC and separate shower enclosure. A shower room/guest bathroom rounds off the lower level.



On the upper floor you have a large south facing double bedroom with views towards the Pentland Hills, two rear facing double bedrooms both with Juliet balconies looking out over the magnificent rear garden towards Corstorphine Hill, and finally the main family bathroom with contemporary three-piece white suite, over bath drench shower and splash screen.

## Extras

All floor coverings, integrated appliances, blinds and light fittings will be included.

## Gardens and Parking

Undoubtedly one of the standout features of this impressive home is the extensive and beautifully maintained private garden located to the rear. The garden has been lovingly tended over the years and boasts an expanse of lawn, beautiful mature trees, flowering bushes, a paved seating space and covered side terrace integrated into the side of the house. The garden has a peaceful open feel with views towards Corstorphine Hill and offers a picturesque area for children to play, entertaining and relaxing all year round. To the front of the house a double drive, provides excellent off-street parking.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

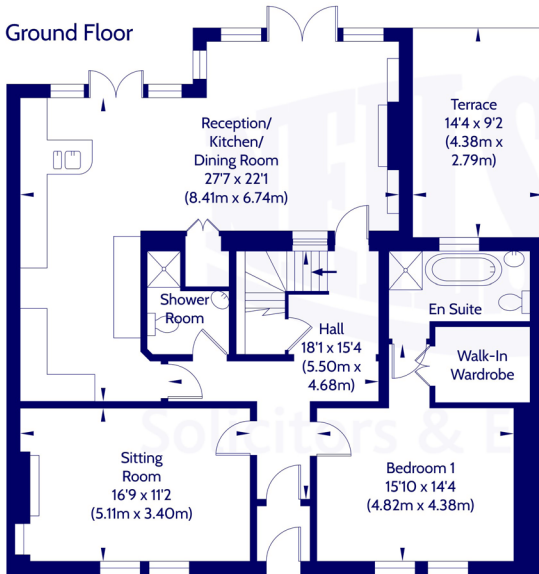
Corstorphine is a well-established and highly desirable district of West Edinburgh, centred around a historic village heart. It is particularly popular with families, offering an excellent choice of schools together with convenient transport connections in and out of the city. Local shopping is plentiful, ranging from independent shops and everyday services to larger supermarkets, while a short drive brings access to several retail parks and shopping centres. The area is rich in green space with family-friendly parks close at hand along with the charming woodland trails and sweeping views of the Corstorphine Hill Nature Reserve. A wide range of leisure facilities are nearby including private health clubs and several prestigious golf courses along with Edinburgh Zoo, adding to the attractions of the neighbourhood. Excellent bus services run regularly to the city centre and surrounding areas and Edinburgh International Airport, the City Bypass and the wider motorway network are all easily reached.



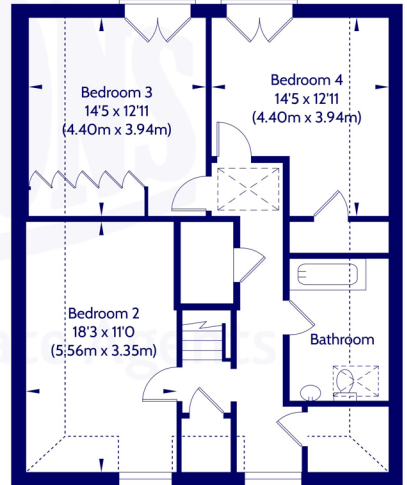


Approx. Gross Internal Floor Area 174 Sq M / 1876 Sq Ft.

### Ground Floor



### 1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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