



37 Forrester Road
CORSTORPHINE | EDINBURGH | EH12 8AD


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37 Forrester Road, Corstorphine

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Set on a quiet residential street in the heart of sought-after Corstorphine, this impressive four-bedroom detached bungalow offers beautifully presented and exceptionally flexible accommodation over two levels. Finished to an immaculate standard throughout, the property combines spacious family living with stylish contemporary interiors, making it an ideal home for growing families and professionals alike.

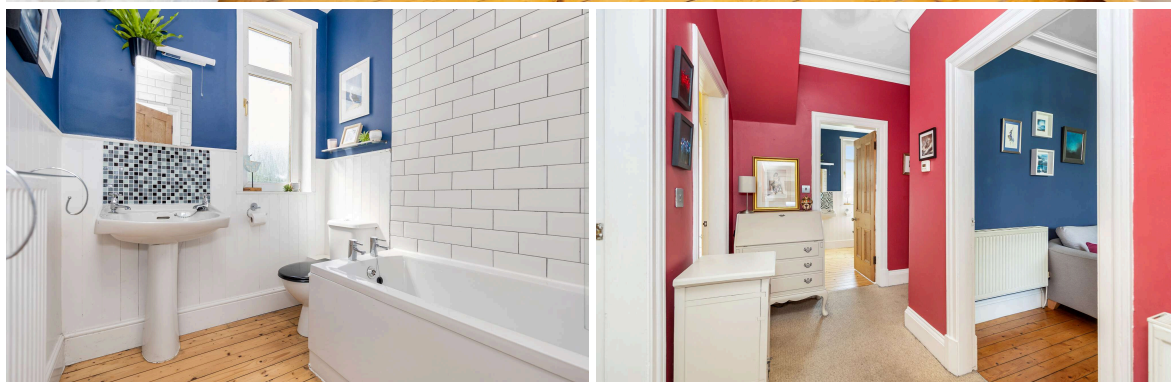
The welcoming ground floor features a bright and generous living room, with an open fire, creating the perfect space for relaxing or entertaining. The modern dining kitchen offers excellent workspace and storage, while a separate utility room provides added practicality and direct access to the rear garden. Also on the ground floor are two well-proportioned double bedrooms and a contemporary family bathroom.

Upstairs, the property continues to impress with two further spacious bedrooms, including a superb principal bedroom, alongside additional storage and ensuite shower.

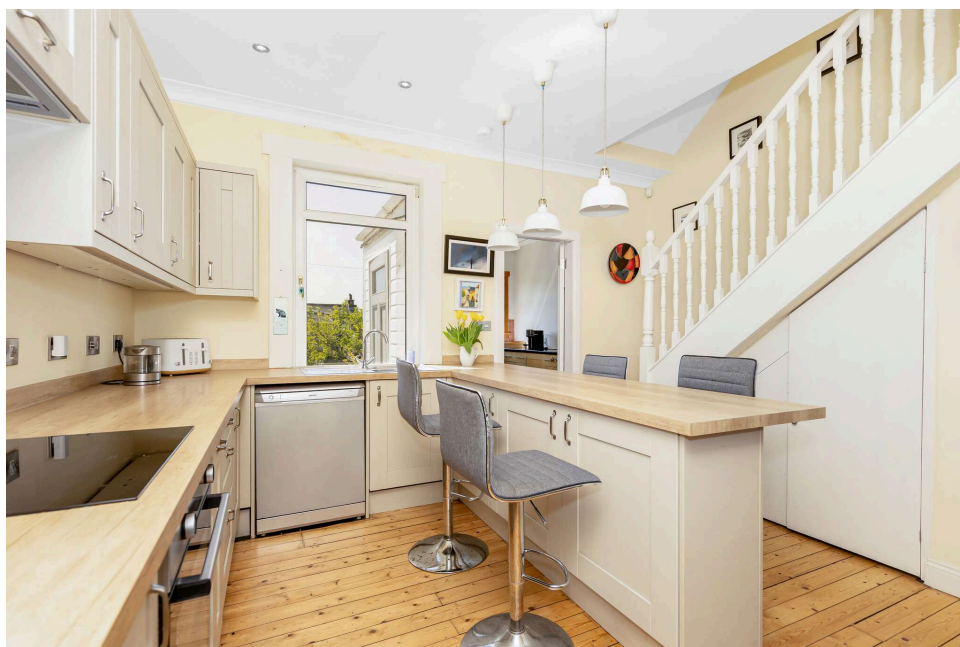
Externally, the home enjoys a beautifully landscaped rear garden designed for low-maintenance outdoor living, complete with a fantastic decked patio area ideal for summer dining and entertaining. A useful storage cellar beneath the property offers excellent additional storage space.

Located in the highly desirable Corstorphine area to the west of Edinburgh, the property benefits from excellent local amenities, highly regarded schooling, and superb transport links into the city centre and beyond. Early viewing is highly recommended to fully appreciate the quality, space, and location this exceptional home has to offer.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.







- Immaculate four-bedroom detached bungalow in sought-after Corstorphine
- Spacious and flexible accommodation over two levels
- Bright living room with open fire
- Stylish modern kitchen with separate utility room with direct access to rear garden
- Beautifully landscaped rear garden with superb decked patio
- Excellent local amenities, schooling, and transport links nearby

Council Tax F and Energy Rating D

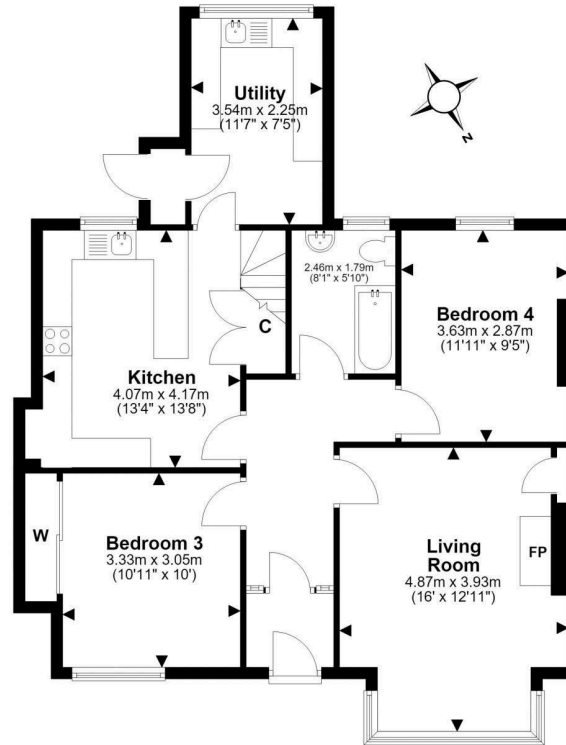
The sale will include all curtains and blinds, as well as kitchen appliances, including two fridge freezers, an integrated ceramic hob and oven, a washing machine, dishwasher, and tumble dryer.



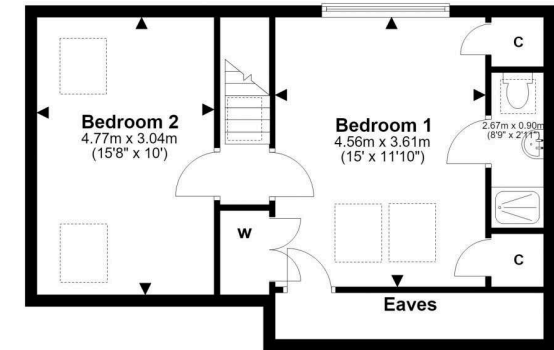
Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the 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, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. 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 the South.







Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.