



# 50 Corstorphine Park Gardens Corstorphine Edinburgh EH12 7HJ











Spacious and extended semi-detached bungalow with attractive gardens and offering flexible family accommodation located in a popular residential area. There are good local amenities, with excellent shopping facilities available both at The Gyle Shopping Centre and also locally in Corstorphine. It is in the catchment area for Carrick Knowe Primary School and Forrester High School.

The property is in easy commuting distance of Edinburgh Park, one of Edinburgh's most prestigious business centres. The property is also convenient for access to the Airport, the city bypass and the major motorway networks. There are excellent regular bus services running nearby, with greenways to the City Centre, and Saughton tram stop is just a short distance away.



Leisure facilities are well catered for with The David Lloyd Leisure Centre close by and several excellent golf courses in the area including Bruntsfield, Royal Burgess and Turnhouse golf courses.

Internally the property is in good decorative order throughout and benefits from double glazing, gas central heating and good storage facilities.

Private garden to front and attractive fully enclosed garden to rear.

## PROPERTY DETAILS

- Entrance Vestibule with decorative tiled floor. Door to hall.
- Welcoming entrance Hall.
- Bright Lounge with bay window to front. Feature fireplace. Cornice.
- Living / Dining Room with French doors providing direct access to the rear garden. Staircase to upper floor. Built in cupboard.
- Fitted Kitchen with matching wall and base units. The free-standing electric cooker is included in the sale together with the washing machine and fridge. Ample work surfaces with stainless steel sink with drainer and tiled splashback. Wall mounted combi boiler. Window to side. Door to garden.
- Double Bedroom with window to front. Extensive built-in mirrored wardrobes with hanging space and shelving.

- Double Bedroom (currently used as a Sitting Room) with window to rear. Feature fireplace. Coving. Shelved wall press.
- Shower Room with frosted window to side. Two-piece suite comprising wash hand basin with vanity unit below and WC. Shower compartment with mixer shower.

### Upper Floor

- Landing with window to side. Built in cupboard. Access to eaves storage.
- Large Double Bedroom with windows to rear with lovely open view to the Pentland Hills. Built in cupboards.
- WC with two-piece suite comprising wash hand basin and WC. Velux window. Light with integrated shaver point. Mirror. Cupboard.



Viewing by appointment on 0131 524 3800





















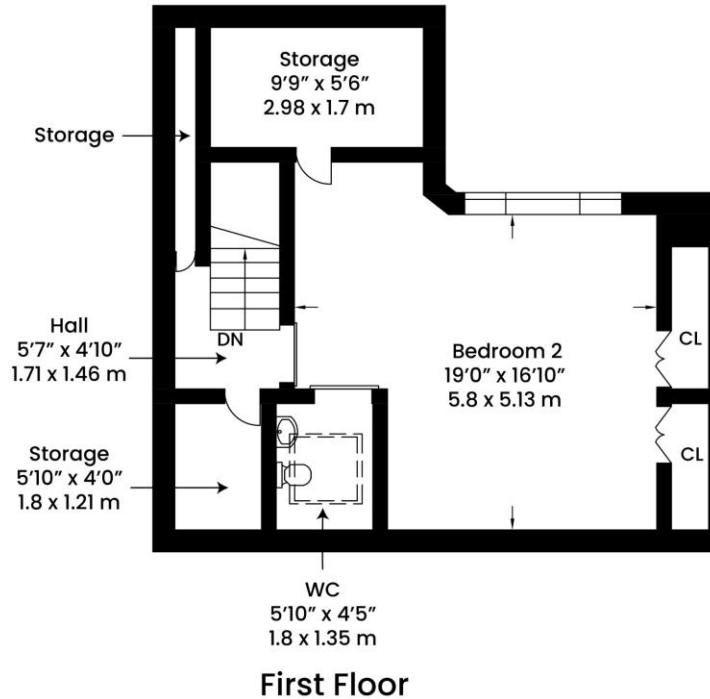
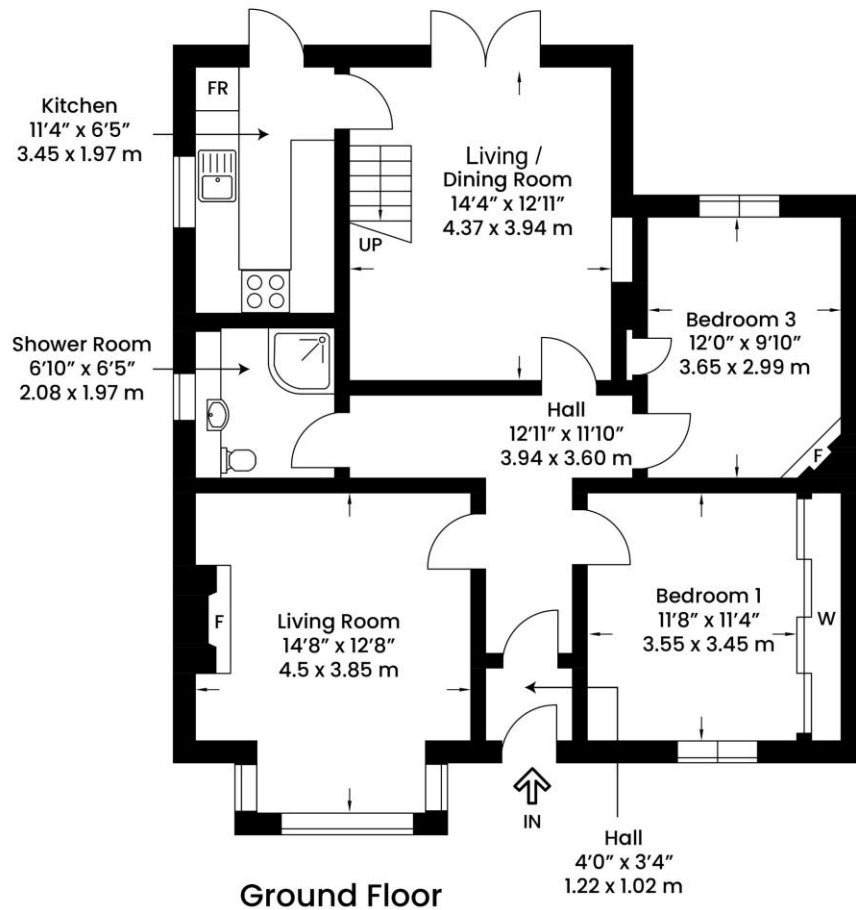


## External

The front garden has been mainly laid with decorative stones for ease of maintenance. A shared driveway provides direct access to the secluded rear garden via a secure gate. The south facing rear garden features a large decked area with ample space for garden furniture. There is a lawn bordered with a lovely array of established plants, shrubs and trees (including three fruit-bearing trees: apple, pear and plum).







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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
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Energy Efficiency Rating: D  
Council Tax Band: F