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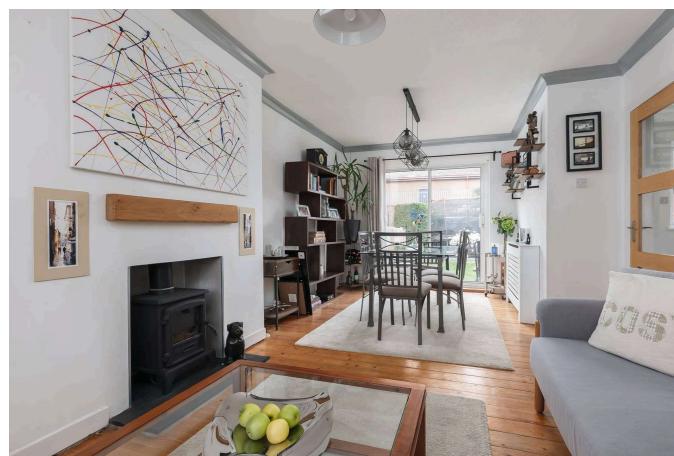
4 Tyler's Acre Gardens, Edinburgh, EH12 7JH

## 4 Tyler's Acre Gardens, Edinburgh, EH12 7JH

Beautifully presented end-terraced house occupying a desirable corner plot, featuring a sunny south west facing rear garden. The property benefits from a private driveway, single garage, and well-maintained gardens. There is excellent potential to extend, with planning consent already granted for a rear extension that would enhance the living accommodation and allow for a larger kitchen. Additional features include modern gas central heating and double glazing throughout.

The accommodation comprises:

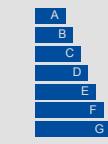
- Welcoming entrance hall with staircase to the first floor and useful understairs storage
- Spacious living/dining room with gas stove and sliding patio doors opening onto the rear garden
- Well-appointed fitted kitchen with white shaker-style units, laminate worktops, inset stainless-steel sink, tiled splashbacks, and appliances including a range-style gas cooker, under-counter fridge freezer, further fridge and chest freezer (within the garage)
- First-floor landing with loft hatch providing additional storage
- Fully tiled contemporary bathroom with shower over bath, WC, wash hand basin, and heated towel rail
- Two generously sized double bedrooms, both with storage cupboards/wardrobes
- Dedicated study space/home office



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

[WWW.DMDLAW.CO.UK](http://WWW.DMDLAW.CO.UK)



EPC RATING  
D



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## Outside & Gardens

The large south-west-facing rear garden is predominantly laid to lawn and includes a patio area, ideal for outdoor entertaining. To the front, the garden is paved, with a driveway providing access to the single garage.

## Location

The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops, banking facilities, restaurants, takeaways and other social amenities can be found nearby at St John's Road. There is also a Tesco Extra, new Lidl supermarket off Gylemuir Road and the Gyle Shopping Centre is only a few minutes' drive. Recreational facilities in the area include the David Lloyd Leisure club, Drum Brae Leisure Centre and Corstorphine Hill and Cammo Estate provide a choice of pleasant walks. It is also well located for motorway connections and Edinburgh airport. Excellent regular bus services to the City Centre are within a short walk. There are excellent local schools nearby within a short walk from the property.

## Extras

The fixed floor coverings, curtains, blinds, kitchen appliances and light fittings are included in the sale.

## Council tax

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.







**Tylers Acre Gardens,  
Edinburgh,  
Midlothian, EH12 7JH**

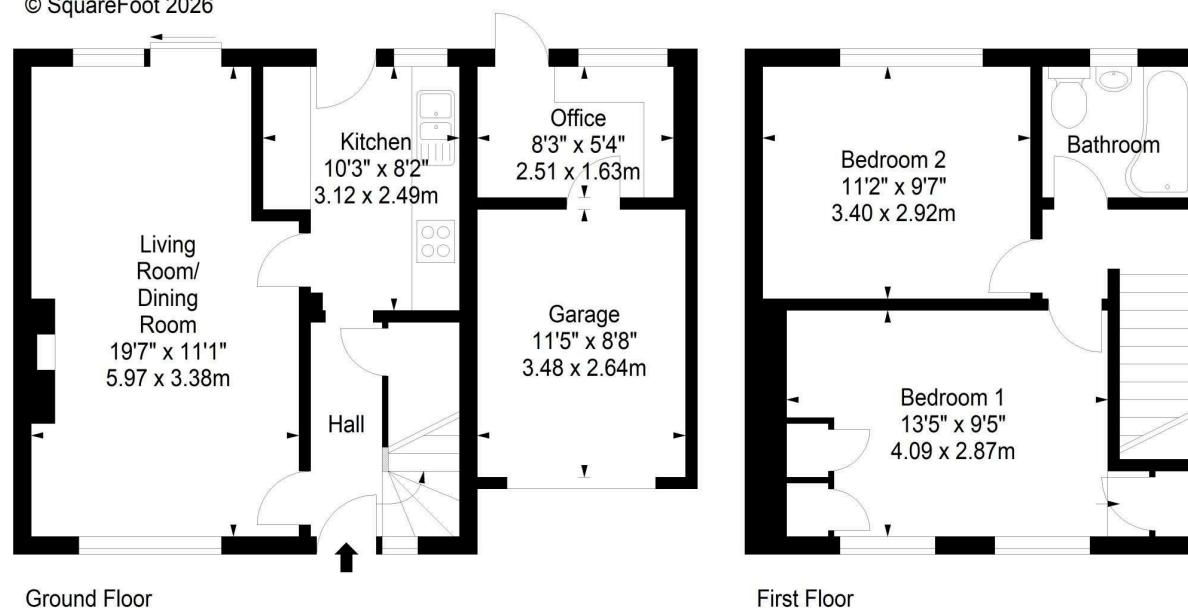
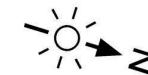


Approx. Gross Internal Area  
711 Sq Ft - 66.05 Sq M

Garage & Office

Approx. Gross Internal Area  
148 Sq Ft - 13.75 Sq M

For identification only. Not to scale.  
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Offers can be submitted in writing, fax or email:

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