



CLANCYS

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99 Glasgow Road,

Edinburgh, EH12 8L



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EPC

D



FREEHOLD

Description

Clancys Solicitors & Estate Agents are delighted to offer 99 Glasgow Road, Edinburgh, EH12 8LH to the market. This generously proportioned detached bungalow, forming a highly versatile and flexible home arranged over two levels, perfectly suited to the growing family and those working from home. In addition to a spacious internal floor area the property also benefits from a substantial south facing private garden, which backs on to adjacent parkland and commands spectacular Pentland views. The ground floor accommodation comprises a welcoming entrance hall, a beautiful bay windowed lounge, formal dining room/bedroom, fitted kitchen with utility room off, a light and airy master bedroom with private WC off, study/home office, further double bedroom and useful downstairs wet room. A carpeted staircase leads to the second floor which gives access to three further good-sized bedrooms and bathroom. The property further benefits from gas central heating, double glazing and good storage facilities including attic storage. Externally there is a private low maintenance paved garden to the front, providing off street private parking for multiple cars and a garage. The large sunny south facing garden provides a tranquil retreat, it has been well maintained by the current owner and provides an excellent space for relaxing with its beautifully manicured lawn, and paved areas that are bordered with vibrant mature plants and shrubbery and a paved patio area provides a dedicated space for alfresco dining and outdoor entertaining. The garden is completed with a summerhouse and garden sheds. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size, standard and quality of accommodation on offer.

Location

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, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket and a Scotmid. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd, Cortstophine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those needing to travel further afield for work or leisure, Edinburgh International Airport is a 7-minute approx. drive away, with two tram stops within close proximity. 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 to the south with easy access to the city bypass. In addition Corstorphine provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessed.

Extras

All fitted floor coverings, curtains, blinds, light fittings with the exception of dining room, two garden sheds and summer house.

Features

- Entrance hall
- Lounge
- Dining room/Bedroom
- Kitchen
- Utility room
- Study/Home office
- 5 Bedrooms (one with private WC)
- 2 Bathrooms
- Gas central heating
- Double glazing
- Private gardens to the front and rear
- Outside water tap and external power points
- Summerhouse
- Garage
- EPC rating - D
- Council Tax Band – G
- Tenure - Freehold





