



22 TYLERS ACRE ROAD

Corstorphine, Edinburgh EH12 7HZ



1

Public Room



3

Bedrooms



1

Bathroom

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Quietly positioned in popular Corstorphine, this beautifully presented mid-terraced house offers an exceptional family home with three bedrooms, a bathroom, and generous private parking. Extended and reconfigured to create a stunning open-plan living space, the property is finished to a high standard throughout, with stylish contemporary interiors, excellent storage, and a secure rear garden designed for both relaxing and entertaining.

A vestibule and welcoming hall introduce the home, where crisp neutral décor, quality herringbone flooring, and soft carpeting create an immediately inviting impression. The hall offers useful storage and leads through to the impressive open-plan living, dining, and breakfasting kitchen spanning almost the full depth of the house. Flooded with natural light from wide bi-folding doors opening onto the rear garden, this substantial space centres around an elegant fireplace, and is ideal for modern family life. The contemporary kitchen is fitted with sleek two-tone cabinetry, generous workspace, integrated appliances, and a sociable breakfast bar, all complemented by stylish copper-toned fittings and statement lighting.

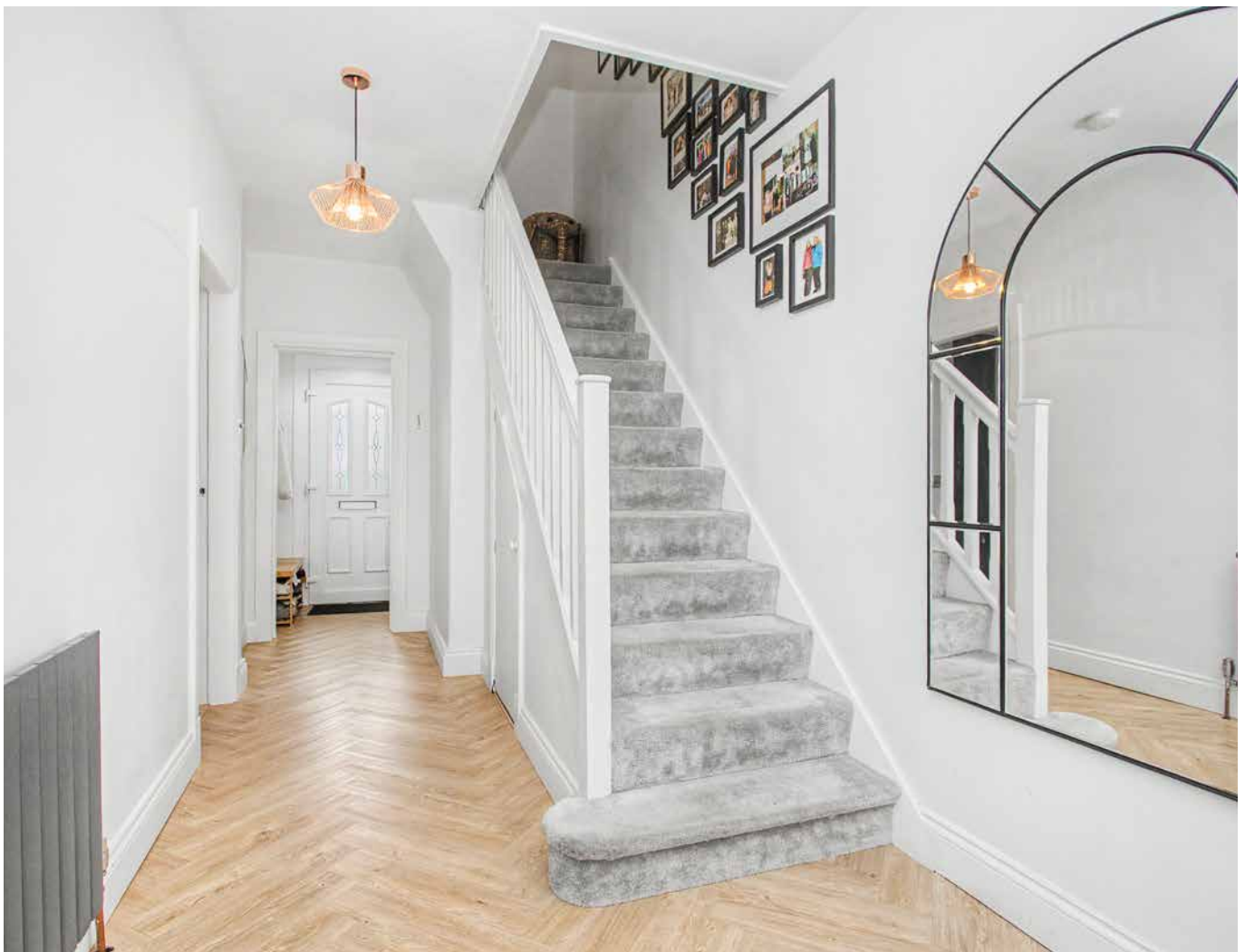
Upstairs, the principal bedroom is an especially generous double with extensive fitted wardrobe storage and bold feature décor. Bedroom two is another comfortable double with built-in storage, whilst bedroom three is currently arranged as a child's room with bunk beds, but could equally serve as a nursery or home office. The bathroom is attractively finished with marble-inspired wall tiling, a vanity unit, a hidden-cistern WC, and a P-shaped bath with an overhead shower. Gas central heating and full double glazing ensure that the home is warm and energy efficient.

Externally, the property enjoys a monoblock driveway to the front and an enclosed south-facing rear garden with a decked seating area, artificial lawn, and children's play space. The shops and amenities of St John's Road are a short walk away, as well as bus and tram links to the airport, city centre and beyond.

CEPC
RATING**E**COUNCIL
TAX BAND**VIEWING**By appointment only
with Gilson Gray on
0131 516 5366

Features

- Three-bedroom mid-terrace house in desirable Corstorphine
- Close to amenities and transport links
- Bright vestibule and welcoming hall with storage
- Impressive open-plan living/dining/breakfasting kitchen
- Contemporary kitchen with breakfast bar and integrated appliance
- Spacious principal bedroom with fitted wardrobe storage
- Second double bedroom
- Flexible third bedroom/nursery/home office
- Stylish bathroom with shower-over-bath
- Gas central heating and full double glazing
- South-facing enclosed rear garden with decking
- Front driveway provides parking for multiple vehicles







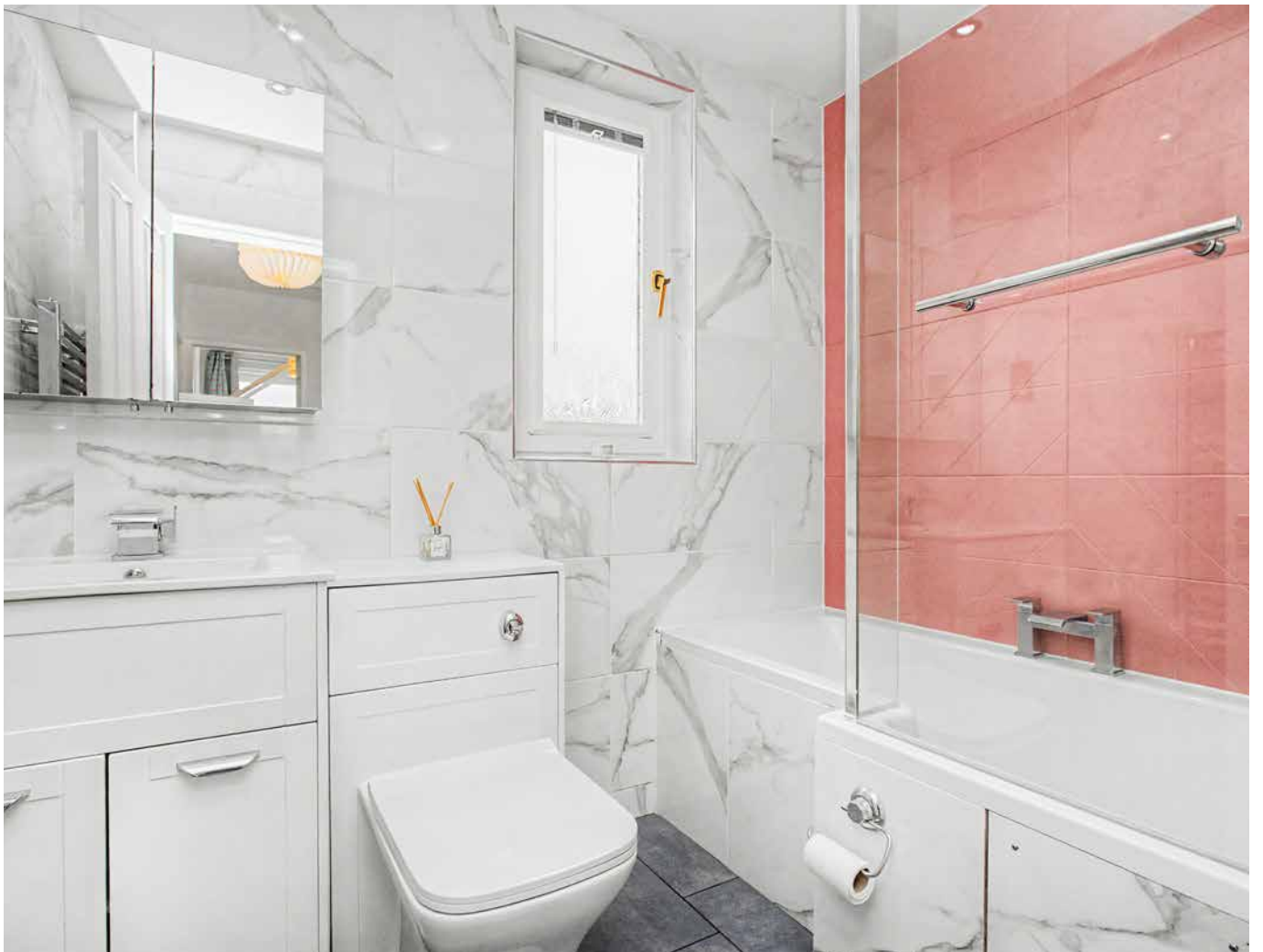
Extras: All fitted floor and window coverings, light fittings and appliances are included. Integrated appliances include oven, microwave, gas hob, dishwasher and washing machine.













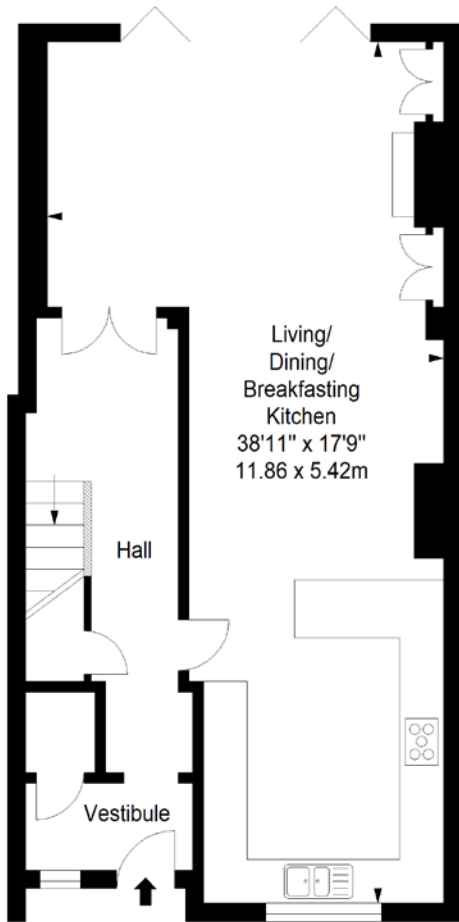


CORSTORPHINE

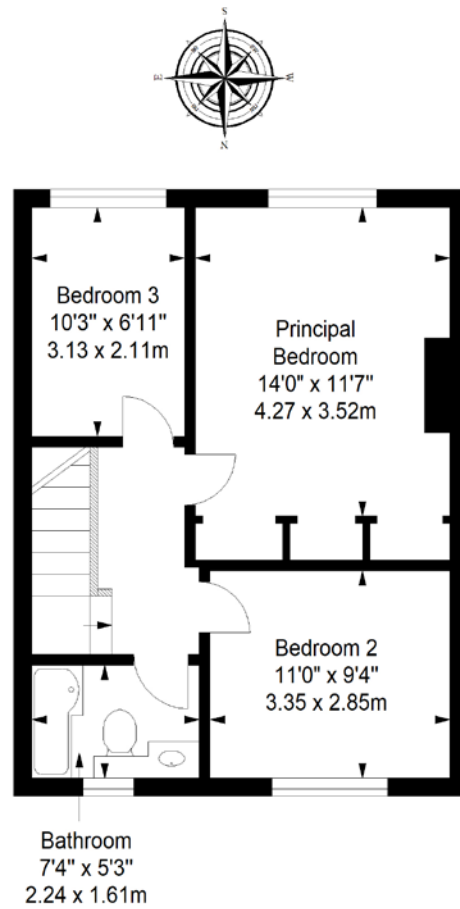
Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a 24-hour Tesco Extra supermarket, Sainsbury's, and 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 offers a gym, indoor and outdoor pools, tennis courts, and badminton and squash courts. 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. Schools within the catchment area are Carricknowe Primary and Forrester High School. 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.

FLOORPLAN

Ground Floor
Approx. 65.7 sq. metres (707.2 sq. feet)



First Floor
Approx. 45.1 sq. metres (485.5 sq. feet)



Total area: approx. 110.8 sq. metres (1192.7 sq. feet)

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