










Offers Over
£340,000

42 Tylers Acre Avenue

Corstorphine | Edinburgh | EH12 7JE

This extended end of terrace house offers an excellent opportunity to create a fantastic family home within a well-established residential area in the highly desirable Corstorphine district. The property benefits from a private driveway, garage, and a decorative front garden, whilst to the rear there is a fully enclosed, mature south-facing garden featuring a patio, lawn and established planting, ideal for outdoor living and entertaining.

-  1 Reception room
-  3 Bedrooms
-  1 Shower room
-  Private gardens
-  Garage & driveway
-  EPC rating – D
-  Council tax band - E



Description

Internally, the accommodation is generously proportioned and filled with natural light, though it may benefit from a degree of modernisation, allowing buyers to personalise the space to their own taste. The welcoming hallway leads to a bright dual aspect reception room with carpeting and a charming brick-surround fireplace. Glazed doors open onto the rear garden, creating a versatile space that can function as a cosy snug or a formal dining area. The kitchen is equipped with a range of wall and base units along with useful storage including a shelved pantry cupboard. It accommodates a mix of integrated and freestanding appliances, offering practicality and scope for upgrading. The property comprises three well-proportioned double bedrooms. The principal bedroom enjoys a dual aspect to the rear, complete with carpeting, a wash-hand basin and vanity storage. A second double bedroom benefits from a peaceful, south-facing rear aspect, whilst the third double bedroom to the front features dual windows and ample built-in storage. The accommodation is completed by a shower room fitted with a white suite and thermostatic shower. Overall, this property combines spacious living with excellent outdoor space and strong potential for modernisation, making it an ideal choice for families or those looking to add value.



Extras

The kitchen appliances, floor coverings, light fittings, curtains (with the exception of the red velvet curtains) and the wardrobes are to be included in the sale.

Gardens and Parking

The external areas of the property are a particular highlight, offering both practicality and appealing outdoor space. To the front, the home is set behind a decorative garden with established planning, creating an attractive first impression. A private driveway provides convenient off street parking and leads directly to a single garage, offering additional secure parking or useful storage space. To the rear, the property boasts a fully enclosed, south-facing garden that enjoys a high degree of privacy and sunlight throughout the day. The well-maintained outdoor space features a patio area ideal for outdoor entertaining and dining, alongside low maintenance astroturf and mature planted borders that add colour and character. The garden is perfectly suited for families, garden enthusiasts or those looking to enjoy a peaceful and sheltered outdoor retreat.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

The property is situated in the highly regarded residential area of Corstorphine, to the west of Edinburgh city centre. A wide range of local shops and services are readily available, including Tesco Extra and Lidl supermarkets, while nearby The Gyle Shopping Centre and Hermiston Gait Retail Park provide an extensive selection of well-known high-street retailers. The area benefits from excellent schooling at all levels and an outstanding range of leisure and recreational facilities, including local parks, Corstorphine Hill, Edinburgh Zoo, and the David Lloyd and Drum Brae Leisure Centres, both offering swimming pools. Corstorphine is exceptionally well served by public transport, with regular bus services and the Edinburgh Tram providing convenient access to the city centre and surrounding areas. The City Bypass is easily accessible, linking to the main Scottish motorway network and Edinburgh International Airport.





Approx. Gross Internal Floor Area 97 Sq M / 1038 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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