



4B OAKWOOD COURT

Corstorphine, Edinburgh, EH12 8WW



2

Public Room



3

Bedrooms



2

Bathrooms



4B OAKWOOD COURT

Situated in a modern development in Corstorphine, this detached house offers two reception areas, a kitchen, three bedrooms, an en-suite shower room, a separate bathroom, and a WC, plus a southwest-facing garden, an attached single garage, and a driveway.

The front door opens into a hall with two built-in storage cupboards and a WC, leading into a living room. Illuminated by a southwest-facing window capturing sunny natural light throughout the day and overlooking the garden, the living room offers plenty of space for lounge furniture and is conveniently connected to the kitchen.



C
EPC
RATING

F
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Detached house in Corstorphine
- Quiet cul-de-sac setting
- Entrance hall with built-in storage and a WC
- Southwest-facing living room
- Well-appointed kitchen
- Versatile conservatory
- Three well-proportioned bedrooms (one with a built-in wardrobe)
- One en-suite shower room
- Separate three-piece family bathroom
- Southwest-facing rear garden
- Attached single garage and driveway





In the kitchen, modern cabinets are accompanied by spacious worktops and splashback tiling, as well as a selection of integrated appliances. There is also space for a small dining/ breakfasting area if desired, and double doors open into an adjoining conservatory. The conservatory is a sun-filled space that offers various options for use, including a dining room, and benefits from garden access.







On the first floor, a landing (with built-in storage) leads to the home's three bedrooms and a family bathroom. Two of the bedrooms peacefully overlook the garden and enjoy a sunny southwest-facing aspect, including the principal bedroom which further benefits from a built-in wardrobe and an en-suite shower room comprising a large shower enclosure, a WC-suite, and vanity storage. Finally, the bathroom comes complete with a bath with a shower tap attachment, a pedestal basin, a WC, and a tall chrome towel radiator, as well as a useful linen cupboard.

Externally, the house is accompanied by a favourably southwest-facing rear garden featuring a spacious lawn and a patio for outdoor dining furniture. Private parking is provided by an attached single garage and a driveway.

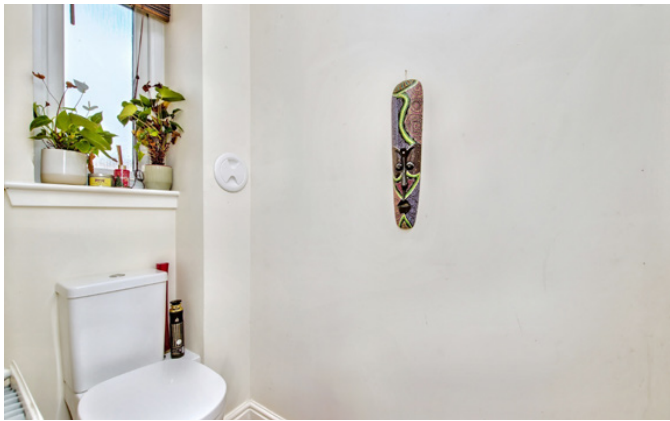




Extras: Integrated kitchen appliances comprising an oven, gas hob, extractor hood, fridge/freezer, dishwasher, and washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.







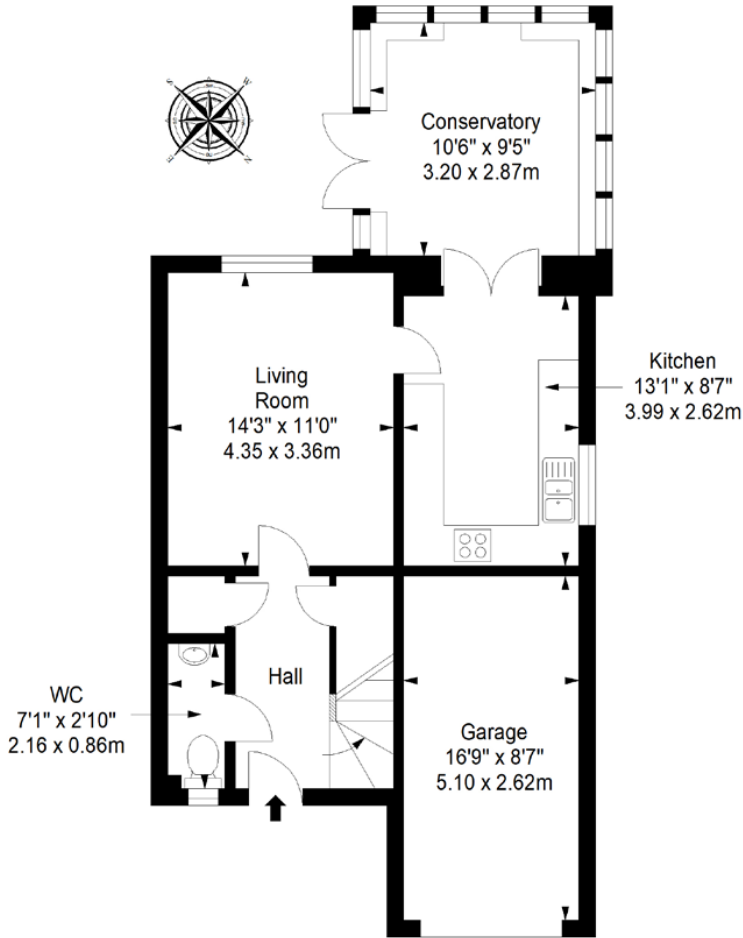
CORSTORPHINE, EDINBURGH

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 Co-op. 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, and tennis, badminton, and squash courts. For enjoying the great outdoors, Corstorphine 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 short 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. In addition, Corstorphine provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessed.

FLOORPLAN

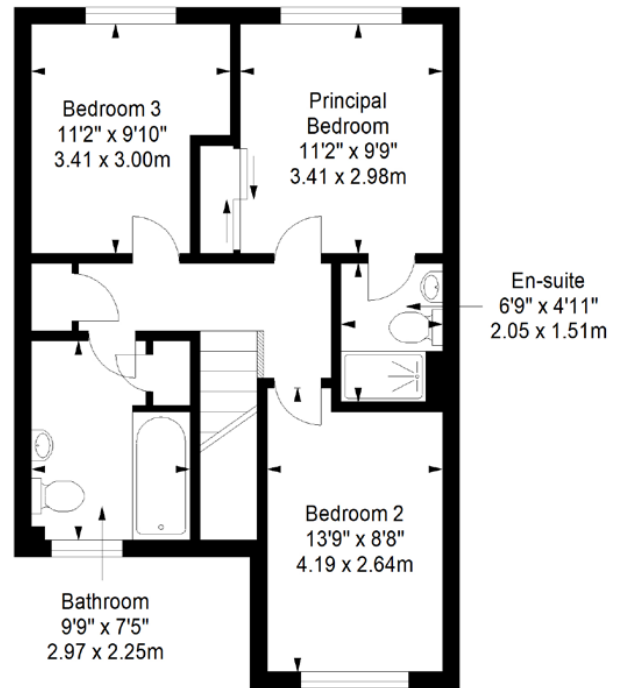
Ground Floor

Approx. 64.1 sq. metres (690.0 sq. feet)



First Floor

Approx. 51.7 sq. metres (556.5 sq. feet)



Total area: approx. 115.8 sq. metres (1246.5 sq. feet)



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