



Light and spacious

Three-bedroom, semi-detached house



This light and spacious, three-bedroom, semi-detached house has a fantastic location within a lovely quiet development in the popular Corstorphine area of Edinburgh. The property benefits from particularly generous living accommodation having been extended by the current owner. On the ground level there is a welcoming hallway with an under-stair cupboard, housing the boiler, an open plan lounge/dining/family room with oak flooring and windows to the front and patio doors giving direct access to the rear garden, ideal for family living. There is a good-sized dining kitchen with a range of fitted units, appliances, built-in storage, space for a dining table and chairs and access to the garden. On the upper floor there is two double bedrooms, one with a cupboard, a third bedroom, which has a staircase leading up to an attic room, with eaves storage and a Velux window. There is also a family shower room with a walk-in shower, wet walling and tiling, as well as a tiled floor. To the front of the property there is an area of lawn, a path to the entrance door, a generous driveway and a single garage. To the rear there is a beautiful, private garden with a mature tree, shrubs and borders, a lawn, patio area and access to the garage.

Key Features

- Hallway
- Open plan lounge/dining/family room
- Dining kitchen
- Three bedrooms
- Attic room
- Shower room
- Gas central heating
- Double glazing
- Garden
- Garage and driveway



Corstorphine

The property is situated within the sought after Corstorphine area of the City, lying to the west of the City Centre. Excellent local shops and services are available within the area including a doctor's surgery, banks, post office, together with a 24-hour Tesco supermarket. The Gyle Shopping Centre, which is just a short drive away, offers a more extensive range of shopping facilities including a large Marks & Spencer's and Morrisons, to name only a few. The city centre is easily accessible with frequent public transport services and leisure, and recreational facilities, bowling clubs and golf courses are all within easy reach, together with Drum Brae and David Lloyd Leisure Centres. The location is ideally located for access to The City of Edinburgh Bypass linking the east and west, the Queensferry Crossing and Edinburgh's International Airport.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, washing machine, fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

F

Home Report Valuation

£375,000

EPC Rating

D

Tenure

Freehold

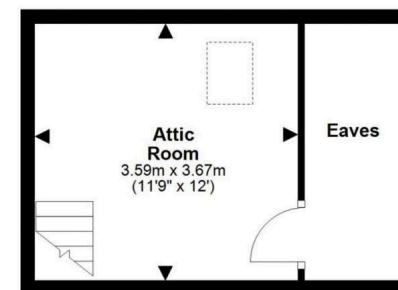
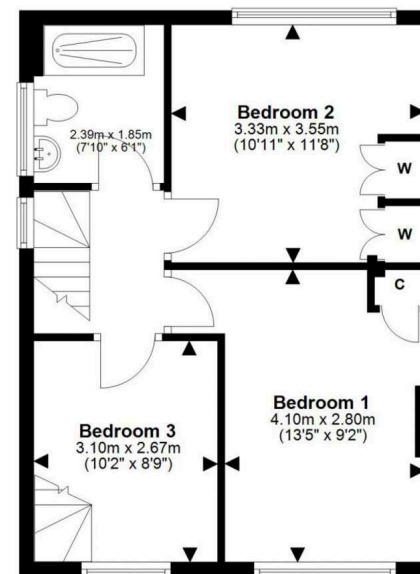
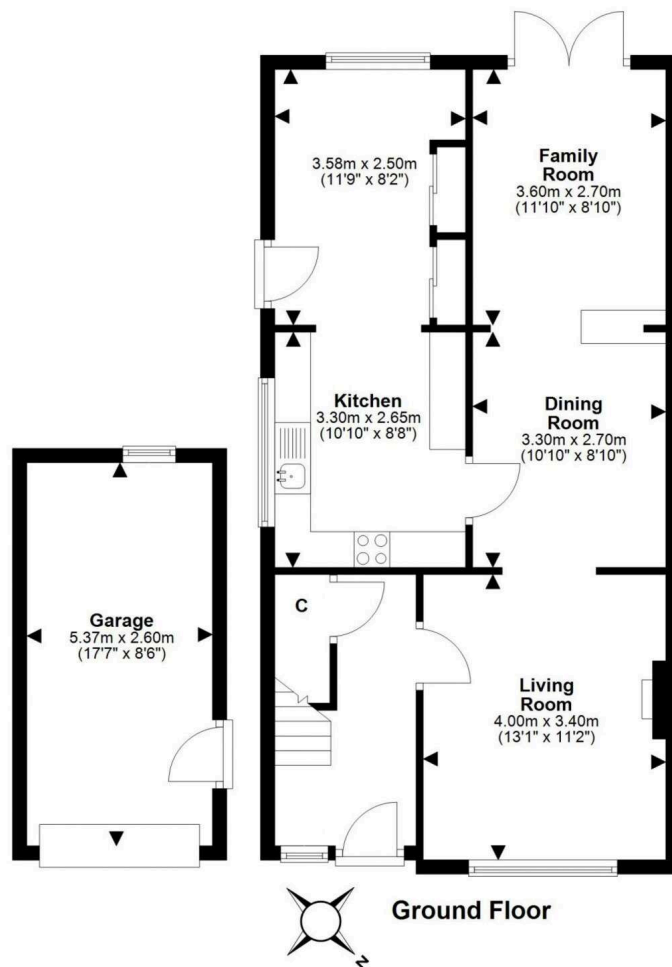












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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