



Offering excellent potential

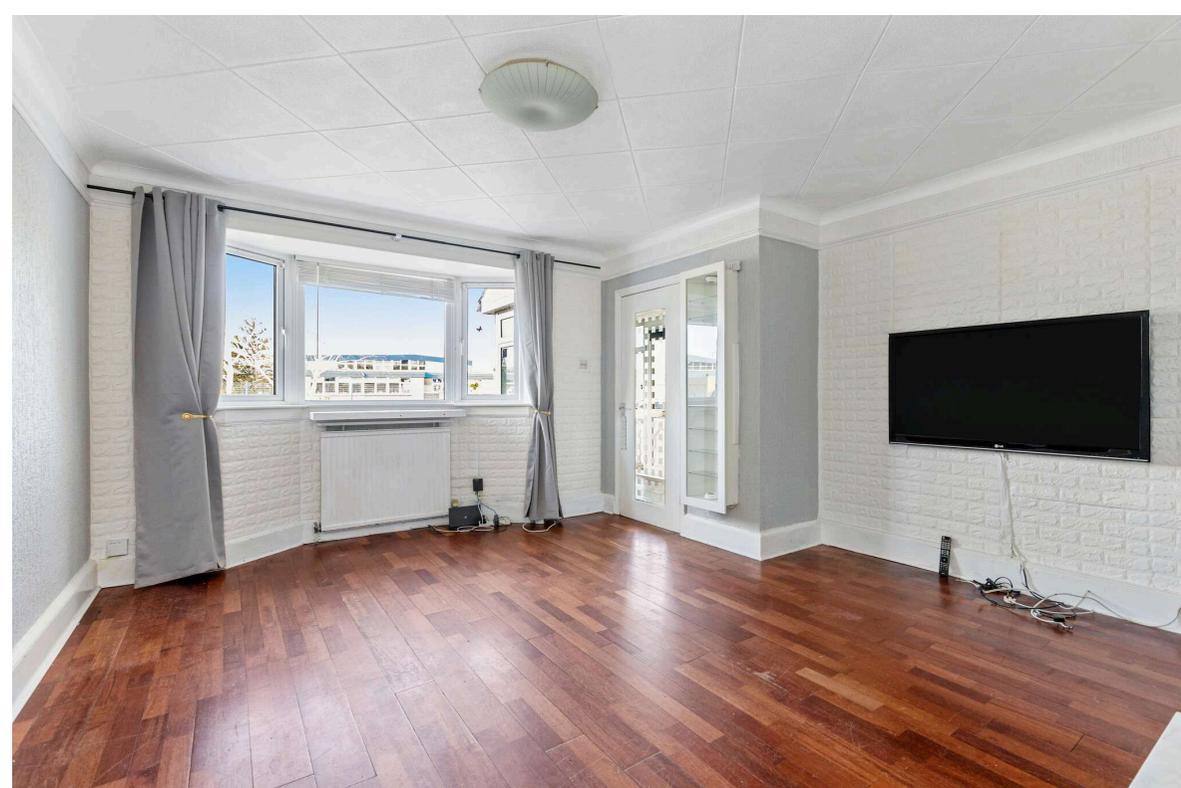
Three-bedroom, semi-detached house



Situated in the ever-popular district of Corstorphine, this three-bedroom semi-detached home offers generous living space, excellent flexibility, and superb potential for modernisation. Ideally positioned within easy reach of local amenities, reputable schooling and transport links to Edinburgh city centre, the property presents a fantastic opportunity to create a wonderful family home in a prime location. The ground floor welcomes you with an entrance vestibule, a bright and spacious lounge to the front, featuring a bay window that floods the room with natural light, along with a focal point fireplace and wall mounted unit. To the rear, the dining kitchen offers ample space for family meals and entertaining. It is fitted with freestanding IKEA units, has generous storage, and some appliances. Beyond the kitchen, a light filled extension provides a sunroom, enhanced by three skylights, two glazed walls, and patio doors opening directly onto the rear garden - seamlessly blending indoor and outdoor living. A convenient WC completes the ground floor accommodation. Upstairs, the landing benefits from a window and provides access to the floored loft via a Ramsay ladder, offering excellent additional storage. There are two well-proportioned double bedrooms, a comfortable single bedroom, each with fitted wardrobes, and a family bathroom. The sunny rear garden features a patio area ideal for outdoor dining, a garden store, and convenient side access. A garden room provides great versatility, with some upgrading required - perfect as a home office, studio, gym or additional family room - and further benefits from its own shower room, making it ideal for modern flexible living. To the front, there is an area of gravel, a raised bed and a private driveway provides off-street parking.

Key Features

- Entrance vestibule
- Lounge
- Dining kitchen
- Sunroom
- WC
- Three bedrooms
- Bathroom
- Floored loft, with Ramsay ladder
- Garden room with shower room
- Gas central heating and double glazing
- Garden 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 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, light fittings, oven, hob, are included in the sale (no warranties given). Garden room and garden store are sold as seen.

Viewing

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

Council Tax Band

E

Home Report Valuation

£280,000

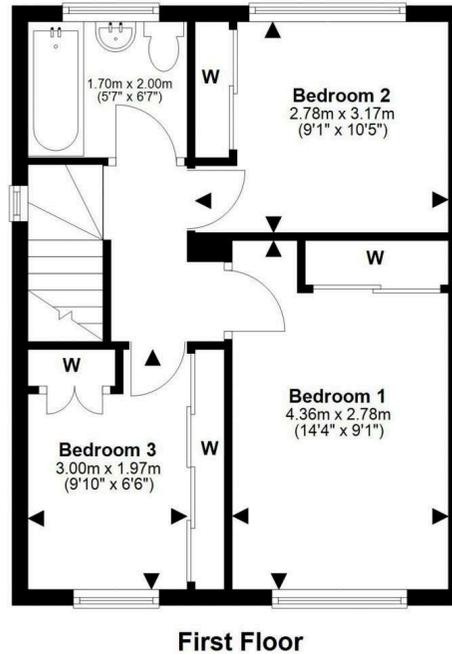
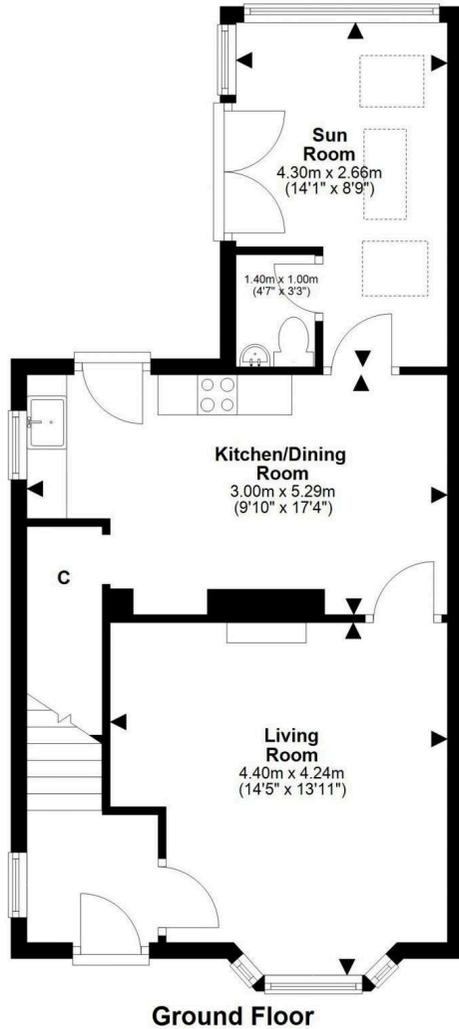
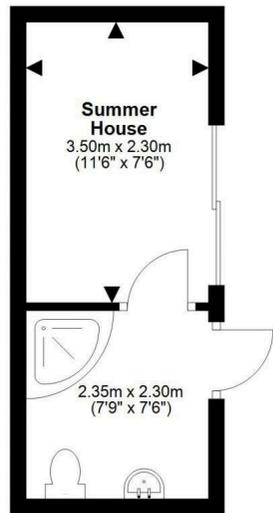
EPC Rating

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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