

12 Pearce Grove, Corstorphine, Edinburgh, EH12 8SP



Description

Impressive extended end terrace house with enclosed south-facing rear garden and integral garage quietly positioned within a cul-de-sac setting in the prime residential district of Corstorphine, close to excellent amenities, transport links and reputable schooling.

Features

- Extremely spacious living/dining room with feature fireplace and patio doors to rear garden
- Well appointed kitchen with granite worktop and underfloor heating
- Two good sized double bedrooms with built-in wardrobes
- Main shower room with three-piece suite
- Master suite on top floor with fitted wardrobes, dual aspect
- 'Velux' windows and ensuite bathroom
- Gas central heating and double glazing
- Sunny south facing back garden
- Integral garage with electricity
- Superb views to the Pentland Hills

Extras

The oven, hob, dishwasher and fridge are included in the sale.

EPC Rating: D

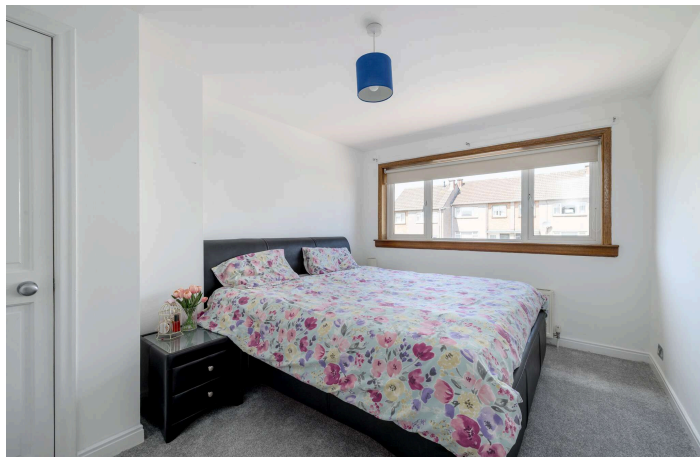
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

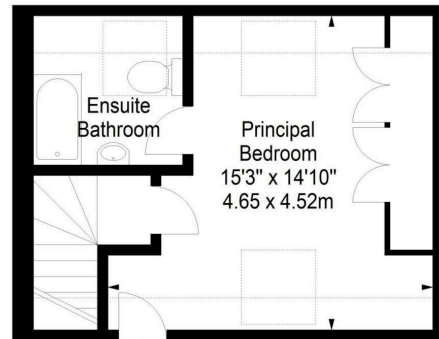
Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. 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 large Tesco supermarket, Lidl, Co-op, GP surgery and dental practice all within easy reach. The 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, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. 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. 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.



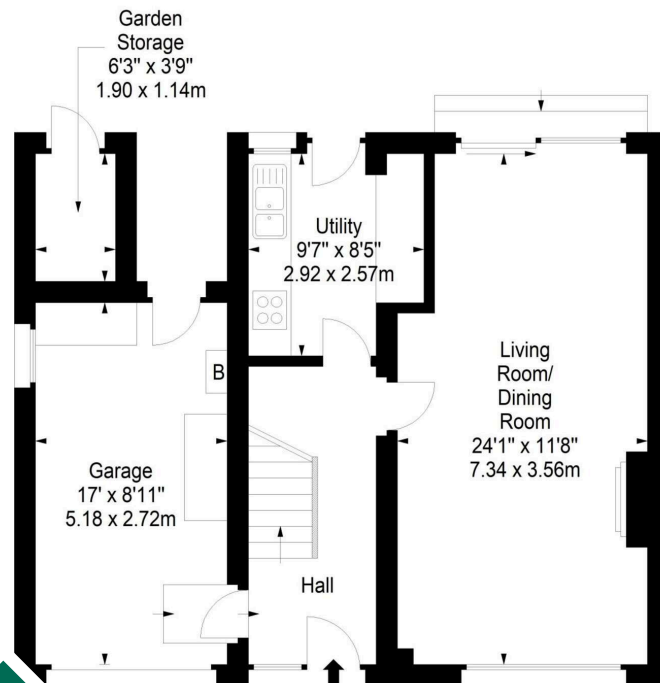
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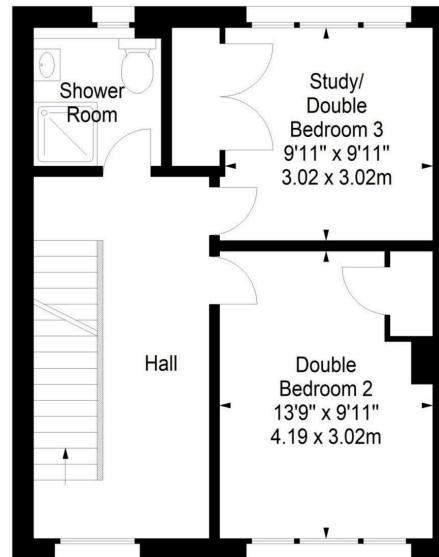
Approx. Gross Internal Area
1182 Sq Ft - 109.81 Sq M
Garage & Garden Storage
Approx. Gross Internal Area
181 Sq Ft - 16.81 Sq M
For identification only. Not to scale.
© SquareFoot 2026



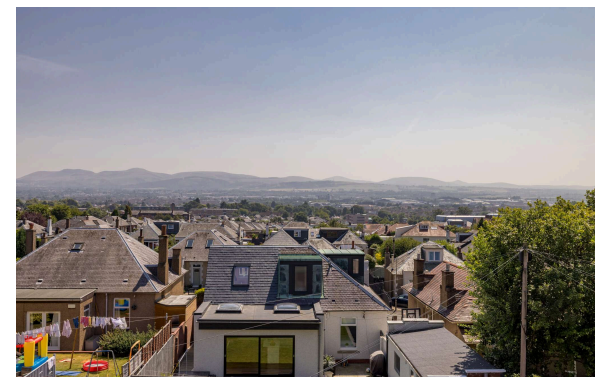
Second Floor



First Floor



First Floor



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

