





96 Corstorphine High Street, Edinburgh, EH12 7SY

### Description

Well presented two bedroom end-terraced bungalow which occupies a prime spot within Corstorphine village, close to the primary school and St Margaret's Park. It is in good order and benefits from well-tended landscaped front and rear gardens, driveway offering off-street parking for up to two cars, single garage, double glazing and gas central heating. The property has a large floored loft which offers excellent storage and has potential to be converted into accommodation subject to the appropriate consents being obtained.



#### Viewing details

Please call DMD Law 0131 316 4666  
or check online for the up to date price  
information and viewing arrangements.

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EPC rating

**D**



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The accommodation comprises:

- Entrance hall with storage cupboard and laminate flooring
- Front facing sitting /dining room with large window, shelved storage cupboard and feature electric fire
- The kitchen is fitted with a range of white wall and base mounted units with marble effect worktops with inset composite sink and appliances including an electric hob, oven and washing machine
- Two good sized double bedrooms with built-in wardrobes
- Tiled family bathroom with pedestal wash basin, WC and bath with Mira electric shower over

### Location

The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops, banking facilities and other social amenities can be found nearby at St John's Road. There is also a large 24 hour Tesco nearby and the Gyle Shopping Centre is only a few minutes drive.









Recreational facilities in the area include the David Lloyd Leisure, St Margaret's Park and pleasant walks and cycling routes along the old railway line. It is also well located for motorway connections and Edinburgh airport. Excellent regular bus services to the City Centre are within a short walk. It is in the catchment area for Corstorphine Primary School and Craigmount Secondary School.

### **Outside & Gardens**

There is a well tended mature private garden to the rear of the property which is mostly laid to lawn with well stocked borders surrounding and mature shrubs. The garden hut and greenhouse are included in the sale. The front garden is pleasantly landscaped and there is a driveway to the side of the property, which leads to the single garage.

### **Extras**

All fixed floor coverings, curtains, kitchen appliances and light fittings are included in the sale.





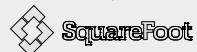




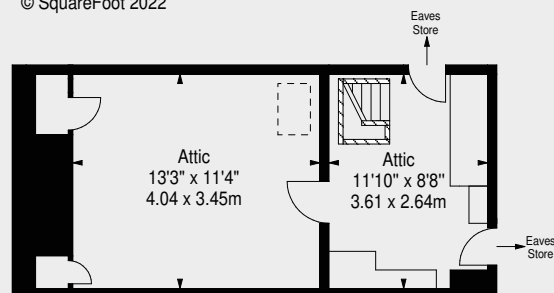




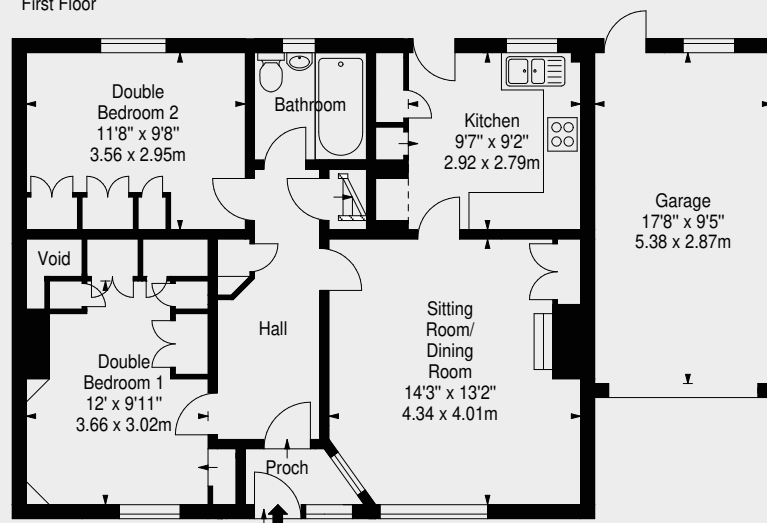
**Corstorphine High Street,  
Edinburgh,  
Midlothian, EH12 7SY**



Approx. Gross Internal Area  
1182 Sq Ft - 109.81 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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First Floor



Ground Floor

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Offers can be submitted in writing, fax or email:  
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22 St. John's Road, Corstorphine, EH12 6NZ  
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