



42 Roull Road, Corstorphine, Edinburgh EH12 7JR

Description

Attractive detached chalet style villa which is well maintained and has excellent potential and benefits from a private driveway, garage and gardens. There is scope to extend the property, particularly given the size of the rear garden. It would make a fantastic family home, particularly given the proximity of excellent schools and amenities. It also has double glazing and gas central heating.

The generous family accommodation comprises:

- Vestibule
- Entrance hall with storage cupboard and carpeted staircase
- Front facing sitting room with cornicing, large picture window and fireplace
- Dining room / bedroom 4 with large picture window and fireplace
- Good sized downstairs double bedroom
- Fitted kitchen with a range of oak effect units with granite effect worktops with inset stainless steel sink and appliances including gas hob with extractor hood, oven, washing machine and dishwasher
- There is a conservatory with direct access to the garden
- The bathroom is fitted with a WC, pedestal wash basin and bath
- Upstairs there are two further good sized double bedrooms with access to storage in the eaves
- The upstairs landing has further storage

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 Tesco extra, Lidl plus 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. There are well-regarded schools in the vicinity in both the state and private sectors.

Outside and Gardens

There is a mature private garden to the rear of the property. The greenhouse is included in the sale. The front garden is designed for low maintenance and there is a driveway to the side of the property, which leads to the single garage.

Extras

The fixed floor coverings, curtains, kitchen appliances and light fittings are included in the sale. As the property forms part of an estate, the standard warranty for the kitchen appliances is excluded. It is understood that the dishwasher has a fault.



Viewing details

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



EPC rating
D



Looking for more information
about selling your property?

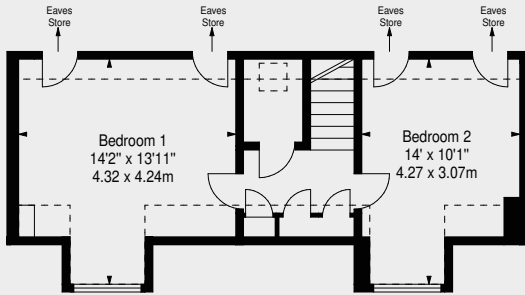
We offer free market appraisals on request



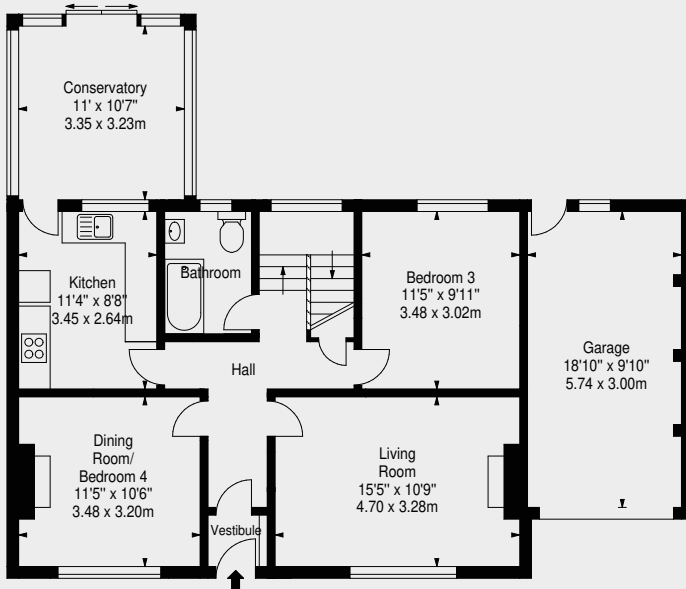
Roull Road,
Edinburgh,
Midlothian, EH12 7JR



Approx. Gross Internal Area
1416 Sq Ft - 131.55 Sq M
(Including Garage)
For identification only. Not to scale.
© SquareFoot 2022



First Floor



Ground Floor



DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:
DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035
E: property@dmdpartnership.co.uk
T: 0131 316 4666
www.dmdlaw.co.uk