



GILSON GRAY

LAW • PROPERTY • FINANCE

4 HILLVIEW ROAD

Edinburgh, EH12 8QN



TRADITIONAL DETACHED HOUSE

Boasting beautifully presented, contemporary interiors, this traditional detached house enjoys four/five bedrooms, one/two reception rooms, a fabulous open-plan breakfasting kitchen/dining room, a bathroom, and two en-suite shower rooms, as well as a generous South facing garden and a private driveway. The home also benefits from wonderful hill views and would be perfect for any growing family looking for a quiet city home within easy reach of the heart of the capital.

The front door opens into a practical entrance vestibule flowing through to an inviting, airy reception hall where the attractive interiors are immediately introduced with neutral décor and wood-styled flooring. Straight ahead, you step into a living room, occupying a generous footprint and illuminated by a large south-facing window framing views of the garden. The reception room continues the neutral décor of the hall and is carpeted for optimum comfort underfoot, as well as offering plenty of space for furniture. A wall-set fire, flanked by shelved recesses, creates a focal point for furniture to be arranged around.

FEATURES

- Traditional detached house in Corstorphine
- Beautifully presented, contemporary interiors
- Wonderful hill views
- Entrance vestibule and reception hall
- Generous living room
- Open-plan breakfasting kitchen & dining room
- Sitting room/fifth bedroom
- Principal bedroom with dressing room, walk-in wardrobe, and en-suite shower room
- Three further double bedrooms
- Second en-suite shower room
- Four-piece family bathroom
- Pantry, utility room, and large storage room
- Spacious, south-facing rear garden
- Private driveway





BREAKFASTING KITCHEN & DINING ROOM

Double doors from the living room open into the neighbouring open-plan dining room and breakfasting kitchen, creating a sociable flow of accommodation that is sure to appeal to those who love to entertain. The dining area offers plenty of space for a table and chairs and a casual lounge area, set next to south French doors opening onto the rear garden. The kitchen, which is also separately accessible from the hall, is well-appointed with modern, oak wall and base cabinets (including a central breakfasting island), spacious worktops, and splashback tiling. A walk-in pantry (with a clothes pulley) and a separate utility room (with an external entrance and access to an additional storage room) supplement the kitchen. A sitting room across the hall presents an additional reception area and features a homely multi-fuel stove flanked by an Edinburgh press style cupboard with display shelving and storage, whilst also offering potential to be used as a fifth bedroom, if desired.





FOUR BEDROOMS

Two of the homes four bedrooms can also be found on this level, with one being used as a home office. The first floor is home to the two remaining bedrooms. The impressive principal suite spans a spacious footprint and includes a generous sleeping area, a dressing room, a walk-in wardrobe, and an en-suite shower room, whilst the other also boasts a walk-in wardrobe and an en-suite shower room.





FOUR-PIECE BATHROOM

Finally, a four-piece family bathroom completes the ground floor and comprises a bathtub, a shower enclosure, a WC-suite, and a towel radiator.

Externally, the home is complemented by a spacious and secluded, south-facing rear garden, including a raised patio with a glass balustrade, a lawn, a lower patio accommodating a hot tub, gravelled areas, and two sheds for useful outdoor storage. A private driveway to the front offers off-street parking.

Extras: Kitchen appliances comprising a Range cooker, an integrated extractor hood and dishwasher, a freestanding Bosch washing machine, and a freestanding American-style fridge/freezer with an ice and water dispenser plumbed in will be included in the sale. Please note, no warranties or guarantees will be provided for the appliances.





CORSTORPHINE, EDINBURGH

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, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket and a Co-op. The nearby 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, and tennis, badminton, and squash courts. For enjoying the great outdoors, Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those needing to travel further afield for work or leisure, Edinburgh International Airport is a short drive away, with two tram stops within close proximity. 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 to the south. In addition, Corstorphine provides local state schools at both primary and secondary level, with the property sitting within the catchment for Corstorphine Primary School and Craigmount High School, whilst Edinburgh's leading independent schools are also easily accessible.

EPC
RATING:

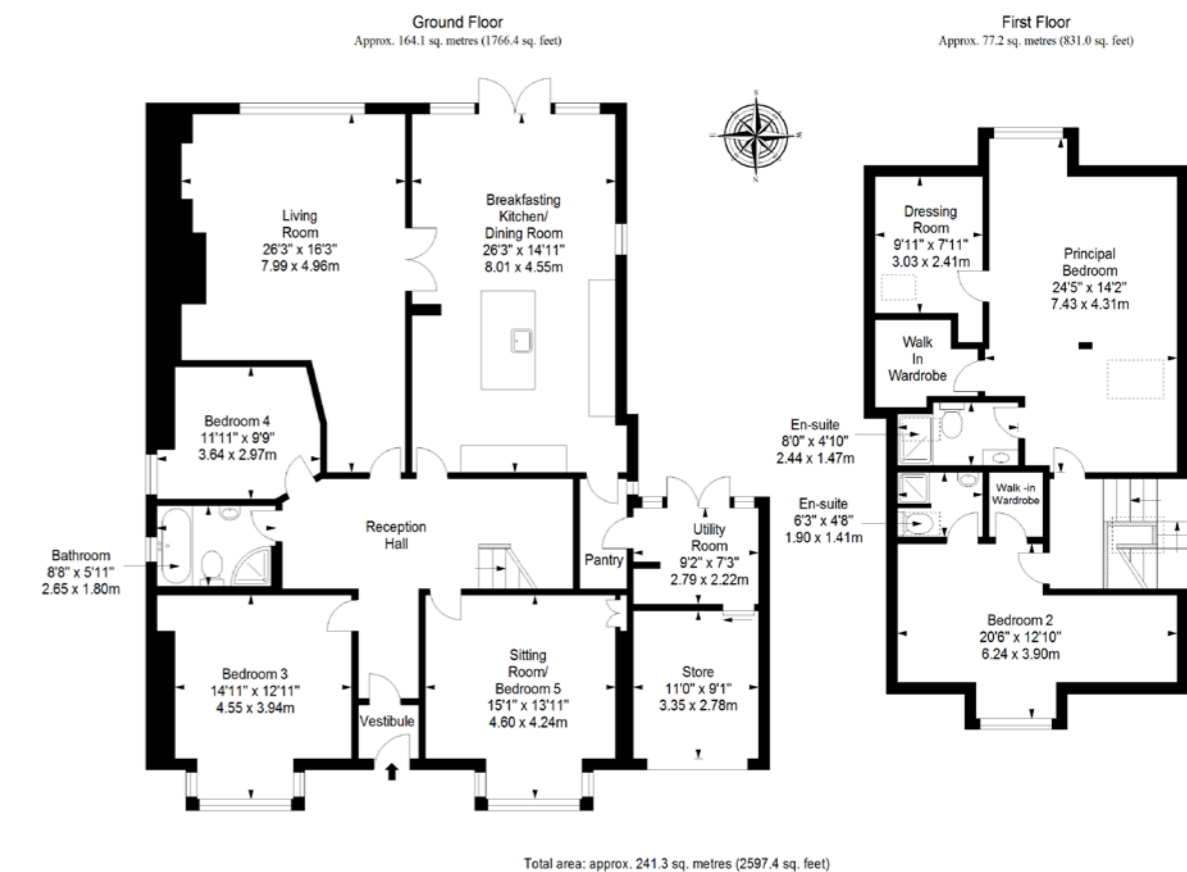
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COUNCIL
TAX BAND:

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VIEWINGS

By appointment with Gilson Gray on 0131 516 5366





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