

COULTERS[©]

WELCOME TO:
OAK VILLA

Oak Villa, 106B St John's Road, Corstorphine, Edinburgh, EH12 8AT



OAK VILLA AT A GLANCE:



Edinburgh airport just 10 minute drive away



Former innkeeper's house



Original stable with potential to convert



Excellent amenities on St John's Road



Walking distance of St Margaret's Park



Well-maintained large garden

EXTRAS:

All fixtures and fittings, including; blinds, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

Formerly a historic innkeeper's house, this is a unique stone-built three-bedroom semi-detached property located in a quiet area in Edinburgh's popular Corstorphine. Set over three floors it boasts flexible family accommodation with a large garden and original stable offering potential for conversion (subject to the necessary consents). Thanks to its central location just off St John's Road, it enjoys an abundance of amenities, swift access to the City Centre and picturesque green spaces. It is a rare and exciting opportunity for an investor, or family alike.

- Entrance porch with seating and stained glass window.
- A living room located next to the kitchen/dining room with large understair storage cupboard.
- A spacious kitchen/dining room that provides access to the side of the property. Features white wall and floor units, splashback tiling, worktop space and integrated appliances including gas hob, and oven.
- Utility room adjacent to the kitchen with sink and wall and floor units. French doors lead out to the enclosed garden.
- Ground floor bathroom with WC, washbasin, and bath.
- Striking principal double bedroom with garden views. Flooded with natural light from twin windows it boasts a tasteful décor including original beam.
- Fully tiled first floor family bathroom with three-piece white suite.
- Two additional dual-aspect carpeted and spacious double bedrooms, one on the first floor, the other on the second.
- WC with washbasin.
- Extensive enclosed garden mainly laid to lawn is situated at a considerable distance from the main road, thus guaranteeing a serene ambience.
- Original large stable with power ideal for storage or with potential for conversion. The garden also contains a lockable store and a covered eating area with picnic bench.
- Gas central heating and double glazing throughout.



LOCATION, LOCATION, LOCATION:

A former village, Corstorphine is a popular area 2.5 miles west of Edinburgh's City Centre. The late 1800s saw horse-drawn buses leave Edinburgh and rest at inns along St John's Road, which eventually became a highway to the West of Scotland. Today it is a bustling district with an array of amenities and green spaces. St John's Road features independent retailers, cafés, pubs, and restaurants including a post office, Mimi's Bakehouse, Costa Coffee, The Torfin Restaurant and Bar, and a Toby Carvery.

Recreational activities are available at Carrick Knowe and Ravelston Golf Clubs, Drumbrae Leisure Centre, and the David Lloyd Health Club. Peaceful walks can be enjoyed at St Margaret's Park and Corstorphine Hill. Murrayfield

Stadium home of Scottish Rugby is a short bus journey away. The world-renowned Edinburgh Zoo and the City Centre attractions are swiftly reached by bus, as is Haymarket Railway Station. A Tesco Superstore and The Gyle Shopping Centre are both a five-minute drive from the property.

The Edinburgh International Airport bus link stops at St John's Road making this an ideal commuting location. The City Bypass is easily accessible.

It is in the catchment of Corstorphine Primary School and Craigmount High School. Edinburgh private options including St George's School, The Mary Erskine School, and Stewart's Melville College are all within easy reach.



FLOOR PLAN:



Oak Villa, 106B St John's Road, Corstorphine, Edinburgh, EH12 8AT

Approx. Gross Internal Area Excluding The Stable

1,367 Sq Ft - 127 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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