



28 Pearce Avenue, Edinburgh, EH12 8SW

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Rarely available McDougall McQueen present to the market this well-proportioned three bedroom detached villa with gardens to the front, side and rear along with a conservatory, single garage and a gated driveway. The property is ideally located in the sought-after Corstorphine area of Edinburgh close to an abundance of local amenities and conveniently placed for easy access to the City Bypass. Presented to the market in good order throughout, we would recommend an early viewing.

- Welcoming hallway with good storage.
- Spacious living and dining area with windows to the front and sliding patio doors giving direct access to the rear garden.
- Kitchen equipped with a range of wall and base units; door accesses the conservatory.
- Conservatory situated on the north gable of the property.
- Cloaks comprising WC and wash hand basin.
- Upper landing with a storage cupboard, door accesses the balcony.
- Double bedroom with built in wardrobes, front facing looking over the balcony.
- Rear facing double bedroom overlooking the garden.
- Further rear facing double bedroom.
- Bathroom presented as a wet room comprising WC, wash hand basin and walk in shower.
- Gas central heating.
- Double glazing.
- Single garage and gated driveway.
- Gardens front, side and rear.



## Location

The historic area of Corstorphine lies within easy reach of the City Centre and is renowned for its tree lined streets and green open spaces. There are many excellent amenities close at hand including several sports clubs, golf courses at Ravelston and Murrayfield and of course the Murrayfield Stadium and Ice Rink. Schooling is well represented in both the state and private sectors. The excellent local amenities of the West End and the City Centre are within a short bus ride. Edinburgh Gateway and Haymarket Stations are also within easy reach. For shopping requirements there are a good range of local shops on St John's Road, a large Tesco Extra superstore just off Glasgow Road and the Gyle Shopping Centre is only a short drive away. There is convenient road access westwards towards the city bypass, Edinburgh International Airport and the motorway links to the North, South and West

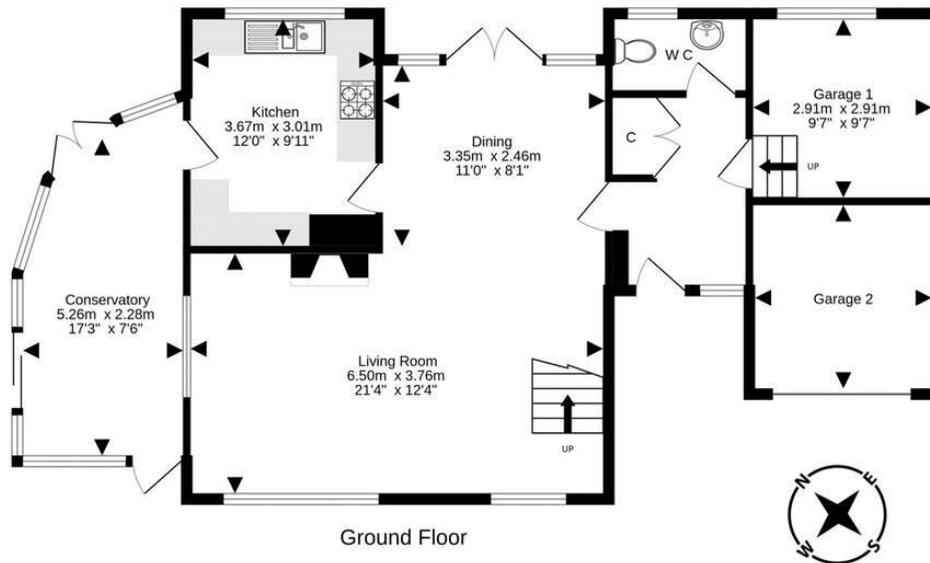
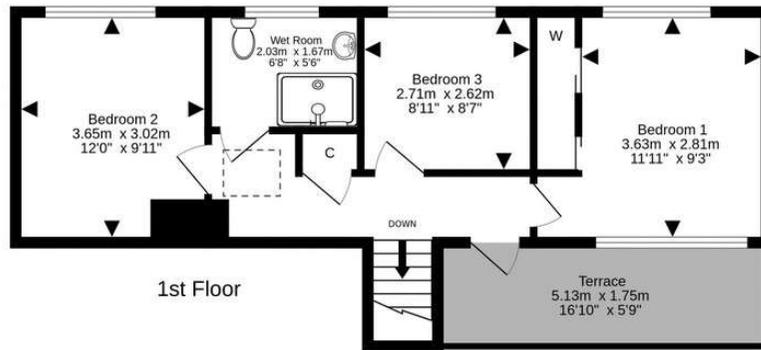
## Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

## Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

