



COULTERS[©]

WELCOME TO:

OAKWOOD COURT

3 Oakwood Court, Corstorphine, Edinburgh, EH12 8WW



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OAKWOOD COURT AT A GLANCE:



Residential
Corstorphine location



Detached Charles
Church home



Open-plan
kitchen/dining



Renowned golf
courses nearby



Close to
Corstorphine Hill



Driveway for
two vehicles

EXTRAS:

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



A LITTLE BIT ABOUT THE PROPERTY:

A detached Charles Church home situated on a desirable corner plot within an attractive, modern development. Perfectly designed for flexible family living, it boasts a stunning open-plan kitchen/dining room opening onto the enclosed rear garden. Minutes from local schooling as well as Corstorphine Hill, and with the amenities of St John's Road only a short drive it will be of great appeal to those looking to settle in this sought-after neighbourhood.

- Living room with white shutters, and a statement accent wall. Elegant double doors open into the adjoining open-plan kitchen/dining room.
- Open-plan kitchen/diner offering direct rear garden access through French patio doors. Integrated appliances including an eye-level double oven, extractor hood, induction hob and dishwasher. In addition to the dining area, a breakfast bar offers relaxed dining for two.
- Utility room adjacent to the kitchen with direct rear garden access.
- Ground floor WC with washbasin.
- Versatile home office/fifth bedroom tastefully converted from the garage and with full planning consents in place.
- Principal double bedroom. With a tasteful décor including carpeting and a built-in wardrobe, it boasts a modern en suite.
- Three further double bedrooms, two benefitting from access to an en suite shower room.
- Bathroom with three-piece white suite.
- Delightful enclosed rear garden mainly laid to lawn and a useful shed.
- Gas central heating and double glazing throughout.
- Mono block driveway for two vehicles.





LOCATION, LOCATION, LOCATION:

Corstorphine is a popular area, four miles west of Edinburgh's City Centre. A former village, today it is a bustling district with an array of leisure and retail amenities and green spaces. St John's Road features independent retailers, cafés, pubs, and restaurants. Superb recreational activities are available at the nearby Murrayfield and Ravelston Golf Clubs, Drumbrae Leisure Centre, and the David Lloyd Health Club.

Enjoy peaceful walks at St Margaret's Park and Corstorphine Hill or visit Murrayfield Stadium home of Scottish Rugby and a popular concert venue. Larger shopping requirements are met by a Tesco Superstore and The Gyle

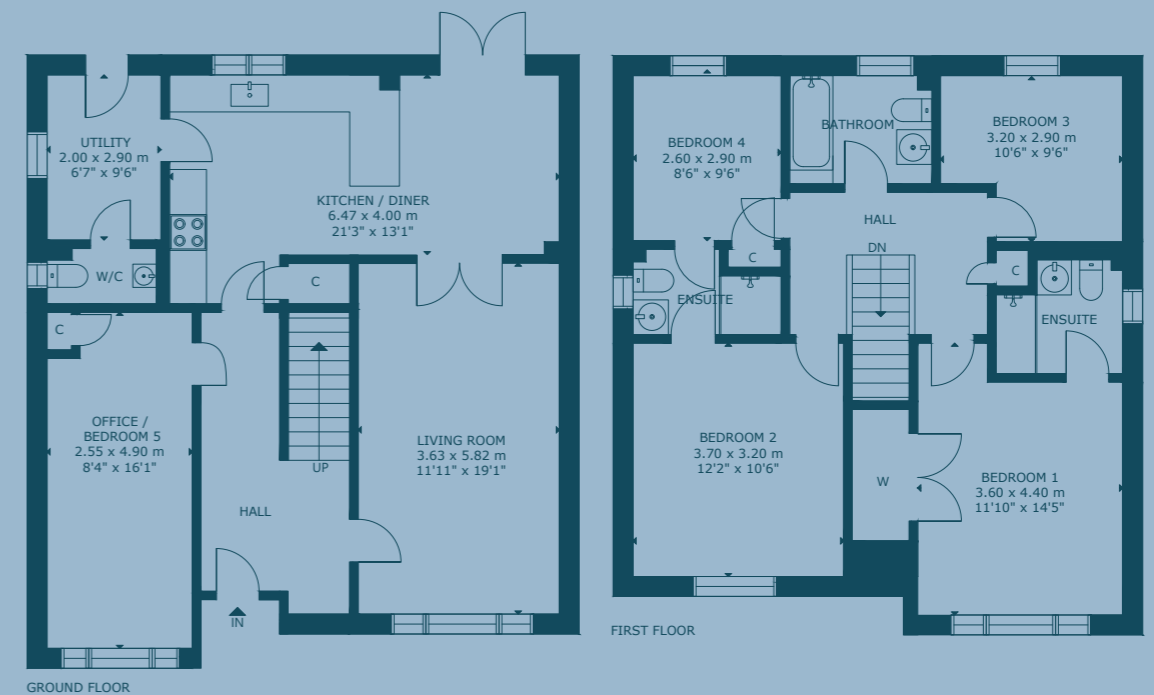
Shopping Centre which houses a Marks and Spencer and a Morrisons, both under a ten-minute drive from the property.

Local schooling includes Fox Covert ND Primary School within walking distance, and Craigmount High School with Edinburgh private options such as St George's School, and The Stewart's Melville Erskine Schools nearby.

Close to bus and tram links providing swift links to Edinburgh International Airport, Haymarket Train Station, and the City Centre and is well-placed for the Scottish motorway network and the City Bypass.



FLOOR PLAN:



3 Oakwood Court, Corstorphine, Edinburgh, EH12 8WW

Approx. Gross Internal Area

2116 Sq Ft - 197 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
HEAR FROM YOU:

✉ enquiries@coultersproperty.co.uk

☎ 0131 603 7333

🌐 coultersproperty.co.uk

