



43 Corstorphine Hill Avenue, Edinburgh, EH12 6LF

Description

Beautifully presented and generously proportioned double upper villa with private entrance and gardens and fantastic views towards the Pentland Hills. It is in excellent condition and benefits from gas central heating with under floor heating in the kitchen and en-suite shower room and double glazing throughout.

The accommodation comprises:

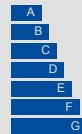
- Ground level entrance hall with staircase leading to the first floor landing with storage cupboard
- Spacious bay windowed living room with wood burning stove, oak flooring and Edinburgh press
- The well-equipped kitchen is fitted with a range of white gloss wall and base mounted units, under unit and plinth lights, Corian worktops with Belfast sink and appliances including a gas hob with extractor hood, Bosch electric double oven, integrated Bosch Microwave, dishwasher, fridge freezer and washing machine
- Two good sized double bedrooms with oak flooring and one with storage cupboard
- Modern tiled bathroom fitted with a wall hung wash basin, WC and bath with rainfall shower over and heated towel rail
- On the second floor there is a generous master bedroom with dormer windows, Velux windows, oak flooring, eaves storage and en-suite shower room with dressing area and wardrobe



VIEWING DETAILS

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Outside and Gardens

The beautifully presented rear garden is tiered with a paved patio, lawn and well stocked raised borders and decked patio area. There is side access to the rear garden. The attractive front garden is designed for low maintenance. There is parking available on street. Outside power socket and water tap.

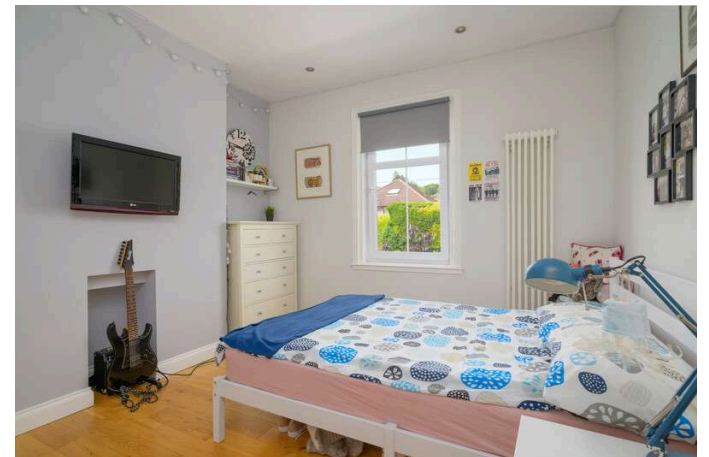
Location

The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops including a Scotmid can be found nearby at Drumbrae with further local shops, cafes and bars, banking facilities and other social amenities available nearby at St John's Road. There is also a large 24 hour Tesco nearby and the Gyle Shopping Centre is only a few minutes drive. Recreational facilities in the area include Corstorphine Hill just a few minutes walk away, Edinburgh Zoo, Drumbrae Leisure Centre, David Lloyd Gym, Murrayfield Stadium and Ice Rink, Turnhouse and Royal Burgess Golf Clubs. It is also well located for motorway connections and Edinburgh airport. Excellent regular bus services to the City Centre are within a short walk. It is in the catchment area for Fox Covert Primary School, St Andrew's Fox Covert RC primary school, Craigmount High School and St Augustine's RC High School.

Extras

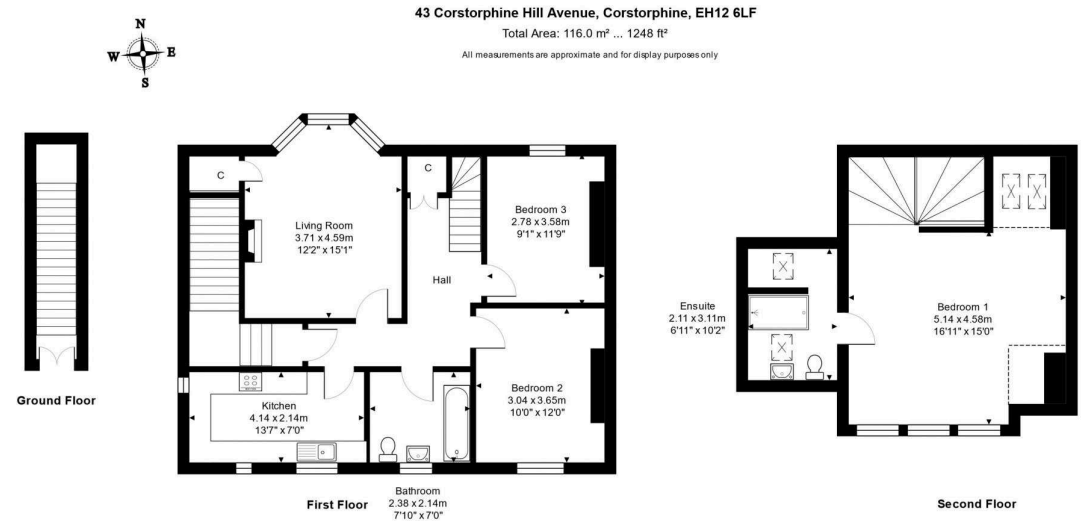
The fixed floor coverings, blinds, light fittings, kitchen appliances and garden shed are included in the sale.

Council tax band E









DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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