



COULTERS[®]

WELCOME TO:

KAIMES ROAD

70 Kaimes Road, Corstorphine, Edinburgh, EH12 6LW



KAIMES ROAD AT A GLANCE:



Residential
Corstorphine location



Detached
home



Driveway and
garage



Close to
Corstorphine Hill



Beautifully kept
private gardens



St John's Road in
walking distance

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:

Lying just behind Edinburgh Zoo, and with an elevated position providing wonderful views across to the Pentland Hills, this is an impressive detached family home in popular Corstorphine. A much-loved property, it offers deceptively spacious, flexible, and bright accommodation together with a delightful garden. Growing and established families will love the location, close to transport links, and near to schooling. It is a fantastic opportunity to settle in this peaceful residential neighbourhood.

- Bright living room with bay windows and a focal coal effect electric fire.
- Spacious kitchen with maple tone under- base lit wall and floor units, quartz effect worktops, and integrated high-spec appliances including an eye-level Hotpoint microwave, oven, and hob.
- Carpeted dining or family room adjoining the kitchen and benefitting from a dual aspect over the rear garden through two picture windows.
- Well-presented principal double bedroom with bay windows to the front, carpeting, and built-in wardrobes.
- Three bright and generous carpeted double bedrooms. One is currently in use as a home office and offers panoramic views across the city to the Pentland Hills.
- Modern shower room with a hidden cistern WC, and washbasin built into vanity.
- Traditional first floor bathroom with a three-piece suite.
- Neat front garden and rear garden comprising paving, established borders, a manicured hedge, a summer house, and useful garden shed.
- Additional storage is accommodated in two out-houses at the rear of the property.
- Gas central and electric heating and double glazing throughout.
- Paved driveway and single-car garage.





LOCATION, LOCATION, LOCATION:

Corstorphine is a popular residential suburb, 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 including a post office, Mimi's Bakehouse, The Torfin Restaurant and Bar, and a Toby Carvery.

Superb recreational activities are available at the nearby Carrick Knowe and Ravelston Golf Clubs, Drumbrae Leisure Centre, and the David Lloyd Health Club which boasts indoor and outdoor pools, tennis courts, state-of-the-art gym, and fitness classes. Enjoy peaceful walks at St Margaret's Park and Corstorphine Hill or visit the world-renowned Edinburgh

Zoo and 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 links to Edinburgh International Airport, Haymarket Train Station, and the City Centre it is an ideal commuter location and is well-placed for the Scottish motorway network and the City Bypass.



FLOOR PLAN:



70 Kaimes Road, Corstorphine, Edinburgh, EH12 6LW

Approx. Gross Internal Area

1,422 Sq Ft - 132 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
HEAR FROM YOU:

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