



RALPH SAYER
SOLICITORS & ESTATE AGENTS

11 Larchwood Square
Corstorphine, Edinburgh EH12 8WT

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Set in an exclusive development on Corstorphine Hill, this outstanding mid-terraced townhouse offers a wealth of spacious and flexible accommodation over three levels, all of which is presented to an impeccable standard. Designed to suit the dynamics of modern family life, the property is set around a small square, positioned behind a small front garden.

Behind the front door is a light and airy hall, with the main living space on the first floor, the ground floor features a practical WC, a versatile family/dining room and a fabulous kitchen diner. The versatile family/dining room enjoys a sunny, south-facing aspect and opens out onto a lovely patio and enclosed garden. Next door, the modern white gloss kitchen diner has dedicated areas for cooking and dining. In addition to extensive hidden storage, the kitchen hosts a full complement of integrated appliances, namely a four burner gas hob, a chimney style cooker hood, a single oven, a dishwasher and a fridge/freezer.

Continuing upstairs, the first floor boasts an elegant sitting room which is flooded with light from south facing windows, including a charming 'juliet' balcony, the space is a wonderful blank canvas, perfect for relaxing and entertaining alike. Completing this level, is a double bedroom and the main family bathroom.

Property Summary

- Executive mid-terrace town house
- Finished to high standards
- Part of an exclusive development on Corstorphine Hill
- Welcoming entrance hall
- Versatile family/dining room, opening onto south facing garden
- Contemporary kitchen diner
- Downstairs WC
- 1st floor sitting room
- Three double bedrooms & single bedroom
- Modern en-suite shower room
- Quality family bathroom
- Small front garden and south-facing rear garden
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - F







Presented in
move-in condition
and completed to high
standards throughout









Designed
for modern
family life



Upstairs again, the second floor boasts an attractive master bedroom with built-in wardrobes and a pristine en-suite shower room; south-facing double bedroom and a good size single bedroom.

Gas central heating and double glazing ensure a home comfort all year round.

Outside, the home has a neat front lawn and a fully-enclosed south facing rear garden, ideal for families. The latter further benefits from a lawn, a patio, and a garden shed. The 'square' offers ample resident parking spaces.

Extras: all fitted floor coverings, window blinds, spot light fittings, kitchen appliances (gas hob, electric oven, chimney hood, dishwasher and integrated fridge/freezer) and garden shed to be included in the sale.





Corstorphine

Corstorphine is a highly regarded suburb, west of the city centre. St John's Road(A8) offers an extensive range of local amenities, bars and restaurants. Further shopping is provided at the nearby Gyle Shopping Centre and Hermiston Gait Retail Park.

Corstorphine Hill provides, great walks and leisure opportunities, along with Drumbrae Leisure Centre, which has a swimming pool and a David Lloyd Leisure Club, on Glasgow Road. For fun and education, Edinburgh Zoo is close by.

Corstorphine is ideally situated, close to the commercial hub of the Gyle Business Park, RBS Gogarburn and Edinburgh International Airport. It also offers fast transport links to the M8,M9 and Forth Road Bridge.

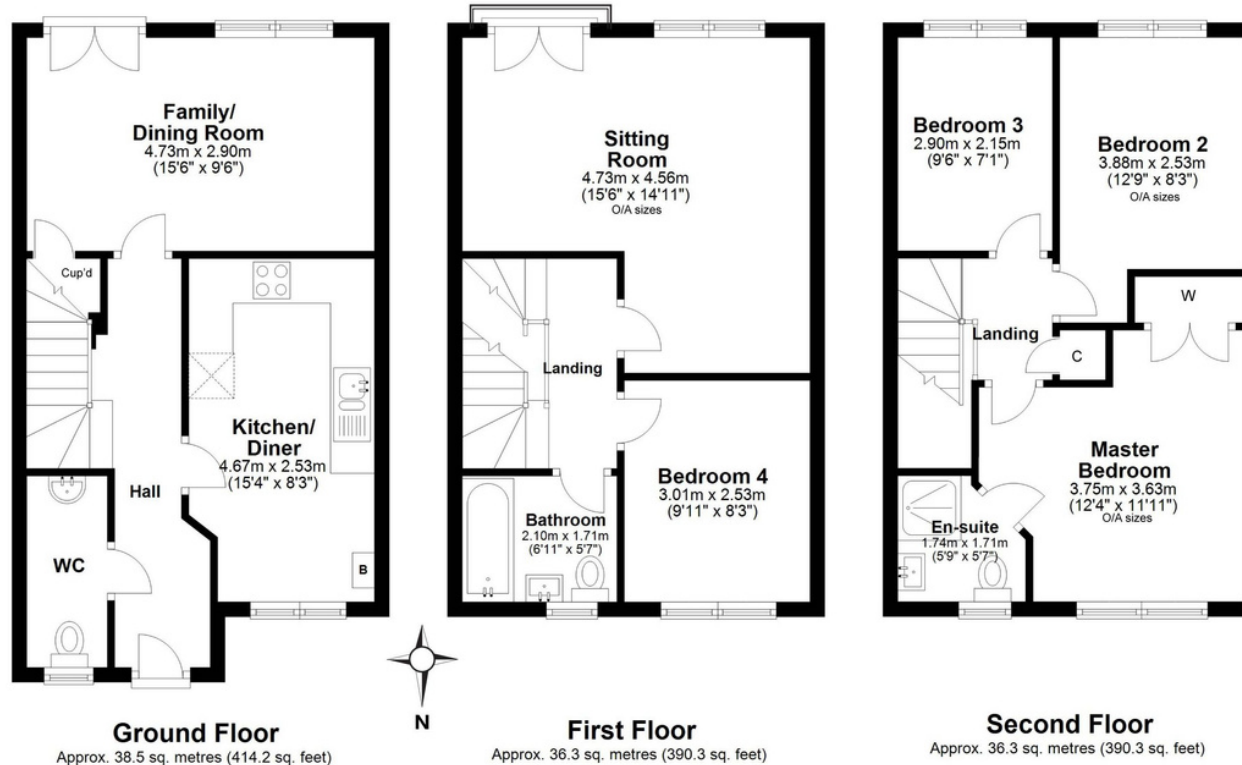
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dream property!



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