










Offers Over  
**£220,000**

## 64 Turnhouse Road

Corstorphine | Edinburgh | EH12 8ND

A rare opportunity has arisen to acquire this generously-proportioned two bedroom main door upper villa quietly positioned within the sought after residential district of Corstorphine, within easy reach of excellent amenities and commuting links. Boasting a garage and private garden, the property will be perfectly suited to those looking for a renovation project. Early viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Private garden
-  Single garage and on-street parking
-  EPC Band - D
-  Council Tax Band - D



## Description

Internally, upgrading and modernisation is required throughout while the accommodation briefly comprises of; inviting entrance staircase, landing with large walk-in storage cupboard allowing flexible use, bright and spacious lounge/diner with a bay window, disconnected gas fireplace and stunning views of the Pentland Hills, fully-fitted kitchen with a range of integrated white goods and tiling in splash areas, two sizable double bedrooms both with space for freestanding furniture and different configurations, and a bathroom suite with an over-bath shower.

Further benefits include gas central heating and double glazing throughout.





## Extras

Selected fixtures and fittings, including; white goods, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

To the rear of the property is a well-sized private garden space mostly laid to lawn with surrounding hedge and tree lines. For the car owner, there is ample unrestricted on-street parking to accommodate both residents and visitors alike. There is also a single garage for storage.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

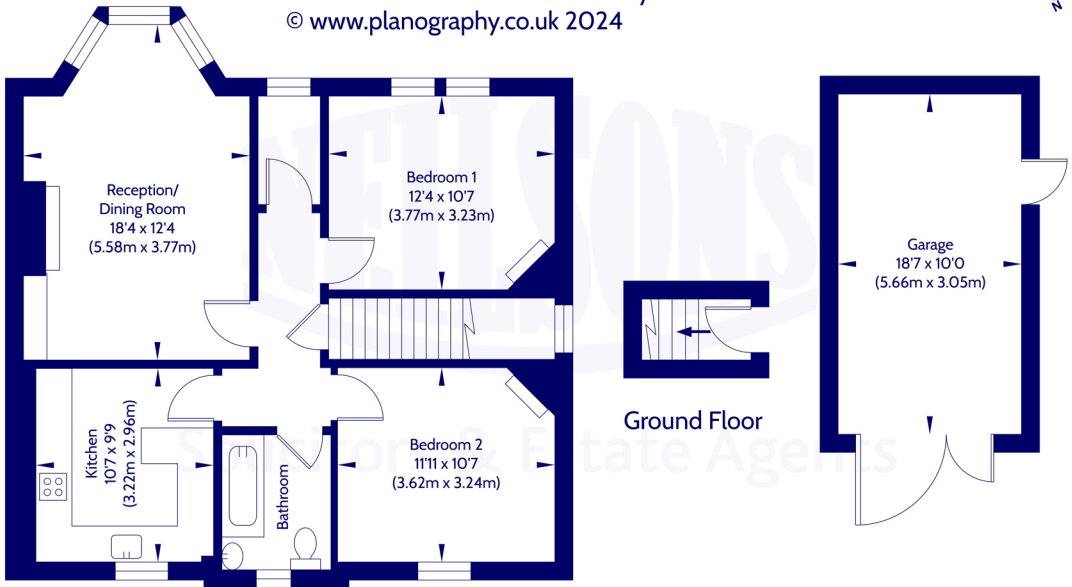
The property is located in the highly sought after Corstorphine area of Edinburgh. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre. Excellent shopping facilities can be found close by which include a Tesco Extra along with a good selection of local shops, banks, beauty salons and restaurants. The property is also conveniently positioned to take advantage of the excellent commuter links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. A frequent bus service provides quick and easy access into the City Centre, Edinburgh Airport and surrounding areas. Excellent schooling is available close by from nursery to secondary education.



Approx. Internal Area 70.3 Sq M / 757 Sq Ft.

Not to scale. For identification only.

© www.planography.co.uk 2024



## First Floor

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

