





## 30 Corstorphine Hill Avenue, Edinburgh, EH12 6LE

### Description

Beautifully presented upper villa with private entrance, driveway, garage and gardens. It has an open outlook to the rear with fantastic panoramic views towards the Pentland Hills. It is in good condition with a recently fitted gas central heating boiler, modern kitchen and bathroom in 2019. It is partially double glazed with new windows at the rear in 2021.

The accommodation comprises:

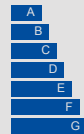
- Ground level entrance hall with staircase leading to the first floor landing, which has a storage cupboard
- Spacious bay windowed living room with cornicing, picture rail and storage cupboard
- The well-equipped kitchen is fitted with a range of shaker style wall and base mounted units, laminate worktops with inset stainless steel sink
- Separate dining room off the kitchen
- Front facing third double bedroom with built-in wardrobes
- Principle front facing double bedroom with built-in wardrobes and storage cupboard
- Good sized double bedroom to the rear
- Partially tiled traditionally styled bathroom fitted with a pedestal wash basin, WC and bath
- There is a loft which provides additional storage and it may be possible to convert it into further accommodation subject to planning consent



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

[WWW.DMDLAW.CO.UK](http://WWW.DMDLAW.CO.UK)

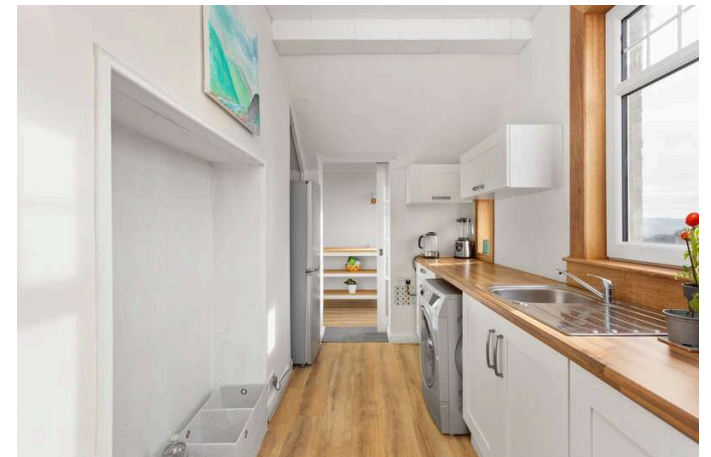


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### Outside and Gardens

The rear garden is tiered and has a south facing aspect. The front garden is designed for low maintenance and has space for one car in the driveway. There is a large single integral garage with access to the rear garden.

### Location

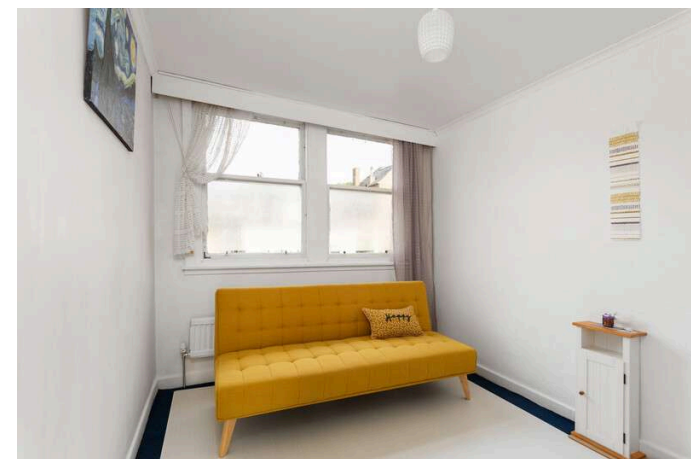
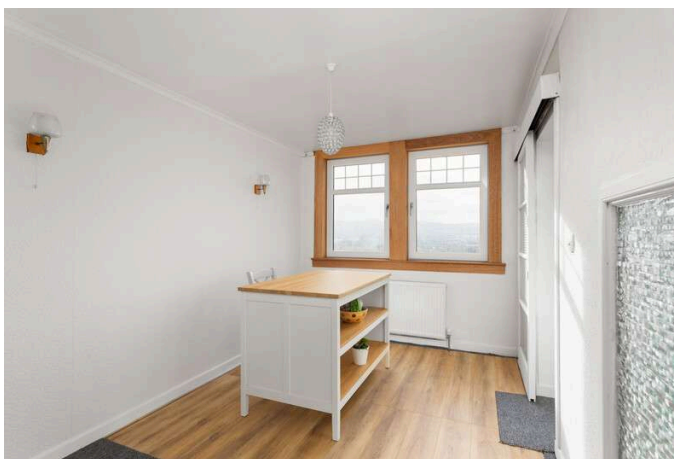
The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. The property benefits from a location that is close to nature, but moments from the bustling city. It is conveniently close to St Johns Road, offering a good selection of local shops, cafes and supermarkets as well as the extensive array of stores at both Gyle Shopping Centre and nearby Drumbae roundabout. Alternatively, the open spaces and woodlands of Corstorphine Hill Nature Reserve and Edinburgh Zoo are within easy reach. Recreational facilities in the area include the Drumbrae Leisure Centre, David Lloyd Gym, Turnhouse and Royal Burgess Golf Clubs. It is also well located for motorway connections, city bypass 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 Secondary School and St Augustine's RC High School.

### Extras

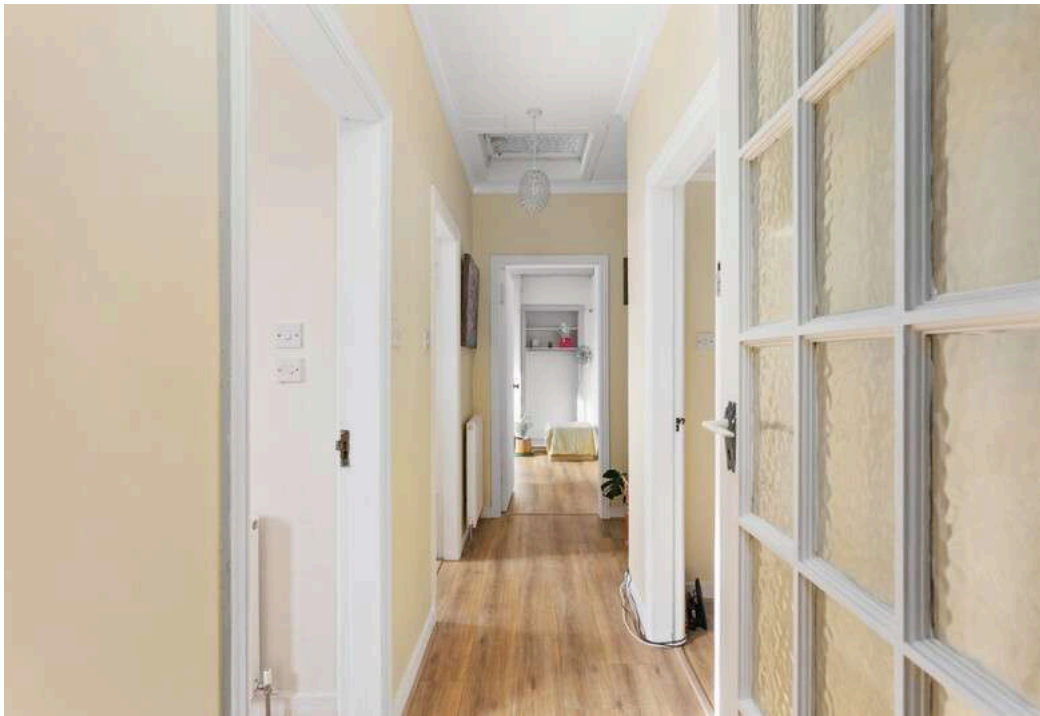
The fixed floor coverings and light fittings are included in the sale.

### Council tax

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.









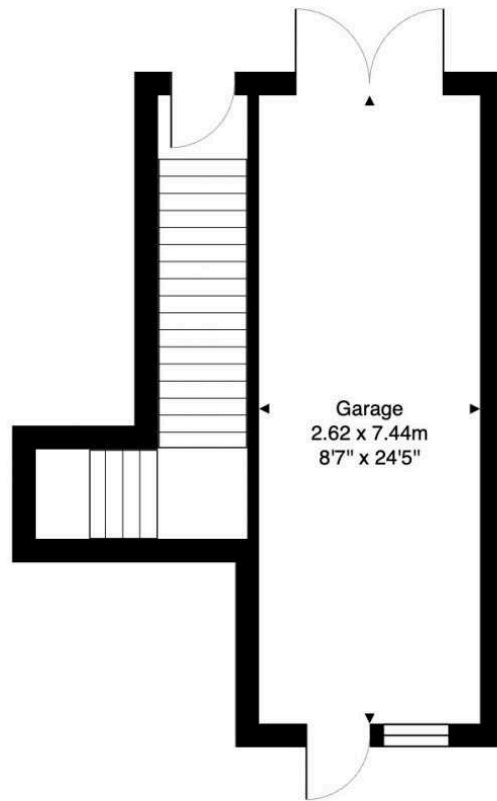




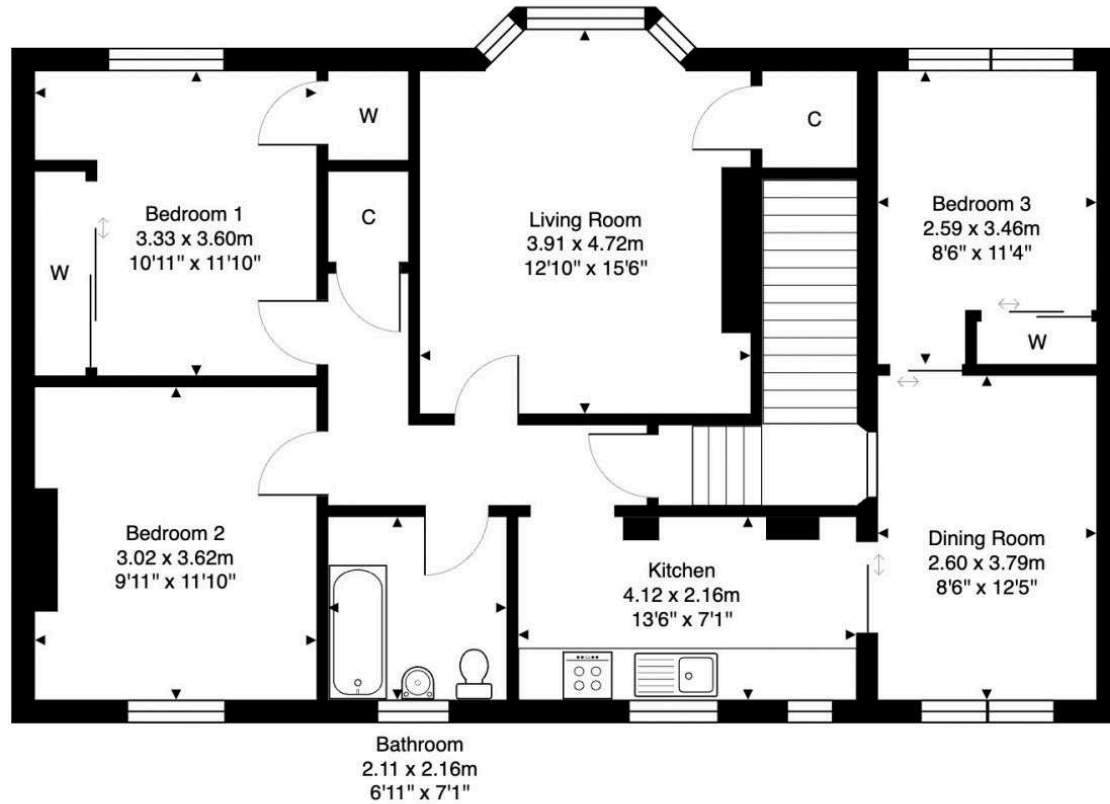
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Total Area: 121.7 m<sup>2</sup> ... 1310 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Ground Floor**



**First Floor**

**DMD** SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents  
22 St. John's Road, Corstorphine, EH12 6NZ  
DX 550 440 Edinburgh 44

F: 0131 539 7035  
E: [property@dmdpartnership.co.uk](mailto:property@dmdpartnership.co.uk)  
T: 0131 316 4666

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