



91 Hillview Road, Edinburgh, EH12 8QE

Description

Immaculately presented detached bungalow which has been extended to the rear and into the loft and is in excellent condition throughout. The property retains many period features including Edinburgh presses and corning. It benefits from gas central heating with a new boiler installed in 2023, UPVC double glazing and has pleasantly landscaped gardens surrounding the property. It also has a paved driveway and single garage.

The accommodation comprises:

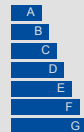
- Vestibule with oak flooring, fuse board and electricity meter
- Entrance hall with utility cupboard plumbed for the washing machine and dryer, cupboard housing the boiler and separate storage cupboard; staircase with storage beneath
- Spacious bay windowed bedroom/ family room to the front with egg and dart corning and fitted window blinds
- Good sized second bedroom to the front with open shelved press
- Family bathroom with partially tiled walls, tiled flooring, WC, separate shower enclosure and wash basin with vanity unit
- Generous sitting room which opens into the kitchen / dining room and has an open fire with cast iron hearth and wooden surround; full length windows provide excellent natural light and French doors lead out to the decked patio area



VIEWING DETAILS

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

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EPC RATING
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- The kitchen area is fitted with a range of Railings blue shaker style units with solid oak worktops with island unit with inset Belfast sink; the appliances include a range gas cooker, integrated microwave, dishwasher and an American style fridge freezer; a skylight provides further natural light in the kitchen area
- There is a third bedroom to the side with window and cornicing
- Historically converted attic bedroom with Velux windows to the front and rear and storage within the eaves

Location

The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops, banking facilities and other social amenities can be found 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 the David Lloyd Leisure club and the nearby Corstorphine Hill provides a choice of pleasant walks. 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 Corstorphine Primary School and Craigmount Secondary School.

Outside & Gardens

There is an extensive, well-tended mature private garden to the rear of the property which is mostly laid to lawn with well stocked borders, raised borders and fruit trees. There are also two raised decked patio areas and a summer house, which is included in the sale. The greenhouse is also included in the sale. The front garden is pleasantly landscaped and there is a paved driveway leading to the single garage with up and over door, power and lighting. There is also unrestricted on street parking available.

Extras

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

Council tax

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



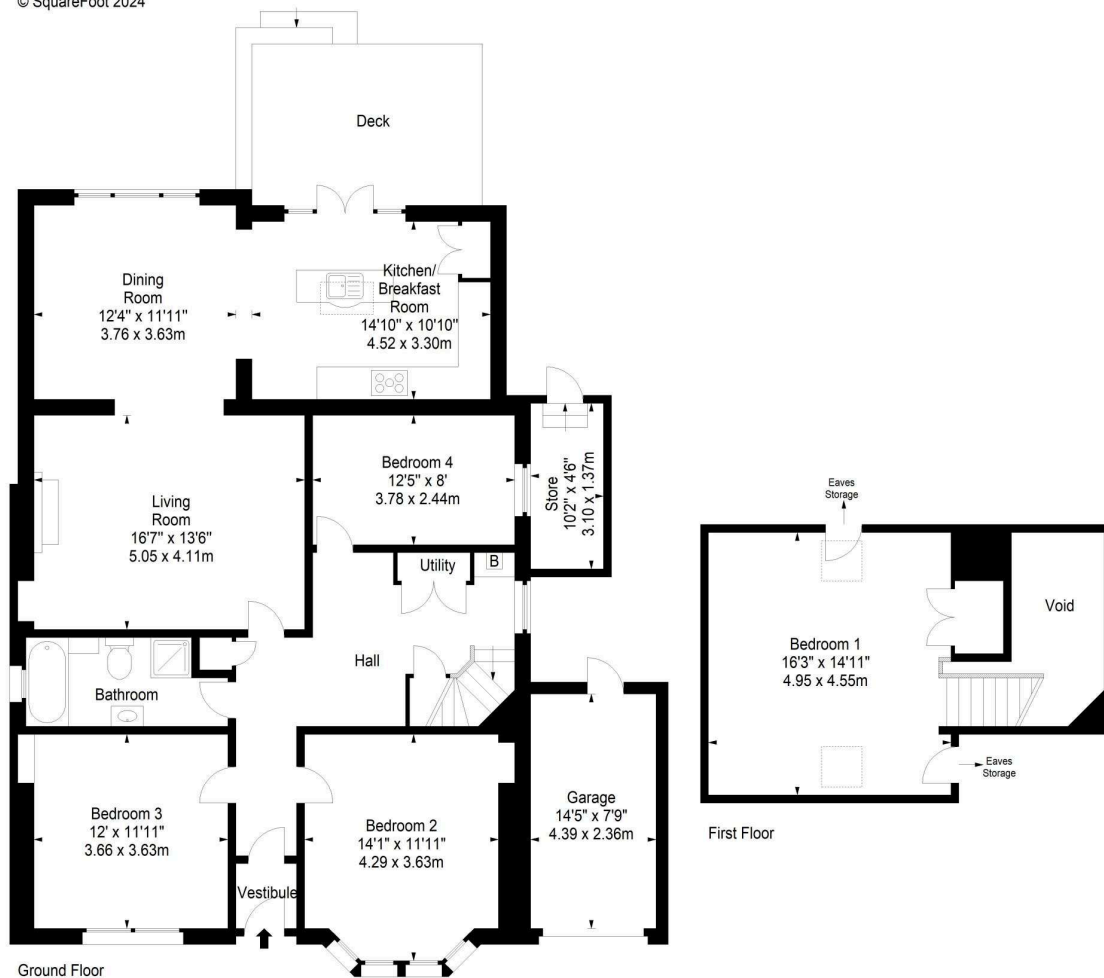
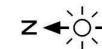




Hillview Road,
Edinburgh,
Midlothian, EH12 8QE



Approx. Gross Internal Area
1867 Sq Ft - 173.44 Sq M
(Including Garage & Store)
For identification only. Not to scale.
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DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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