



9 Pearce Road  
Corstorphine, Edinburgh, EH12 8ST



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# 9

Pearce Road

Beautifully presented extended detached bungalow in the popular area of Corstorphine.

- Bright entrance hallway
- Sunny lounge with box bay window
- Open plan kitchen/dining room
- Family room with direct access to rear garden
- Master bedroom
- Two further double bedrooms
- Shower room & family bathroom
- Gas central heating and double glazing
- Private gardens to front and rear
- Garage and driveway



Offers Over: £485,000

Home Report: £500,000

EPC Rating: D

Council Tax: F

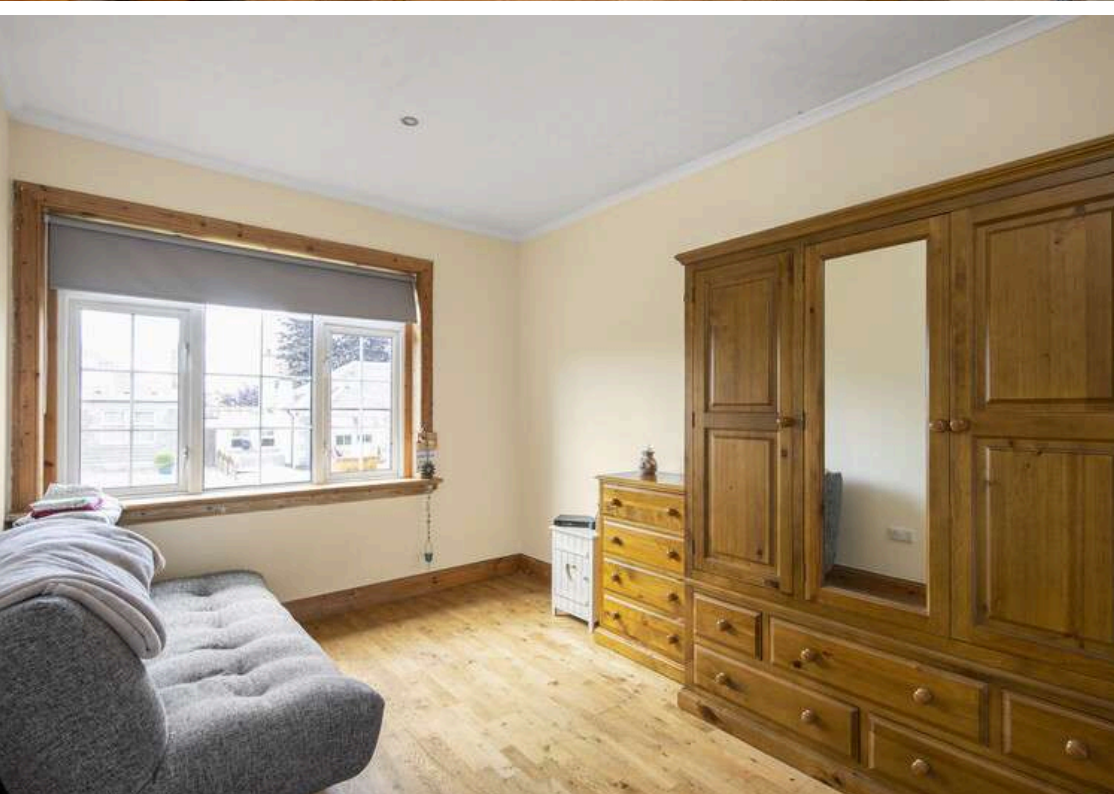
Tenure: Freehold

A bright reception hallway provides access into the sunny living room with box bay window to the front, generous open plan kitchen/dining room, family room with direct access to an enclosed rear garden, two double bedrooms, one with fitted wardrobes and shower room. The upper floor consists of a master bedroom and stylish, modern family bathroom together with eaves storage.

The property further benefits from gas central heating, double glazing, a well maintained fully enclosed landscaped garden to the rear with a paved patio, BBQ area with pergola, a detached garage and a monoblock driveway providing off-street parking for 2 cars.

Extras: all light fittings, blinds, curtains, carpets, hob, double oven, washing machine, fridge freezer and dishwasher are included in the sale.







Corstorphine offers a range of shops, banks, salons and restaurants, as well as larger retail outlets, such as a 24 hour Tesco and Co-op; the Gyle is within easy reach. Nearby, Corstorphine Hill is the ideal for stroll, offering views over the city. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. The City of Edinburgh Bypass, M8/ M9 and the A8 linking Edinburgh International Airport are nearby. A regular bus service provides quick and easy access to the City Centre and the South Gyle railway station offers links to Edinburgh's Waverly Station, Glasgow and beyond.



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