










Offers Over
£295,000

40 Tylers Acre Gardens

Corstorphine | Edinburgh | EH12 7JH

A fantastic opportunity has arisen to purchase this impressive, truly stunning extended mid-terrace house with extensive private gardens, quietly positioned within the sought after Corstorphine district of the city. The property is within easy reach of excellent amenities, commuting links and reputable schooling.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom & WC
-  On-Street Parking
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - E



Description

The accommodation which has been upgraded to a very high standard by the present owner would make an ideal purchase for first-time buyers, professionals and young families looking for a fine home in a sought after location. In brief the subject comprises; welcoming entrance hallway with useful under stair storage and WC, light and airy reception/dining room with gas fireplace, open plan second family room with door accessing rear garden, stylish fitted kitchen with appliances and breakfast bar, spacious principal bedroom with fitted wardrobes, good sized second double bedroom and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, washing machine and integrated fridge/freezer.

Gardens & Parking

There is a private garden to the front with path to entrance and for the car owner, ample unrestricted parking is available to the front. A particular feature of this lovely home is the private, generously proportioned rear garden. Enjoying a secluded setting with parkland beyond and benefiting from a sunny predominately south-facing aspect, the landscaped garden is mainly laid with decking, artificial grass and chip stones. The garden shed shall be included in the sale. It should be noted that there is a gate to the rear providing direct access to the park beyond.

There is potential to create a driveway at the front.

Viewing

By appointment through Neilsons 0131 625 2222.





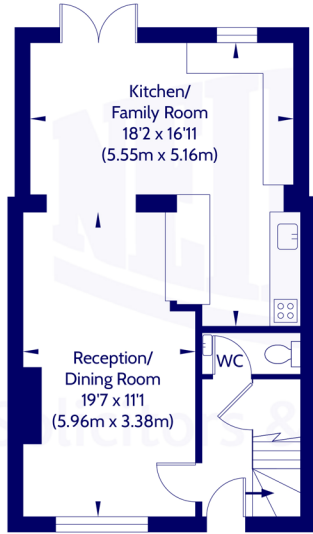
Location

The property is in the ever-popular residential area of Corstorphine, which lies to the west of the city centre. Many local shops and services are on hand with a Tesco's supermarket within easy reach. The Gyle Shopping Centre and Hermiston Gait offers a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.

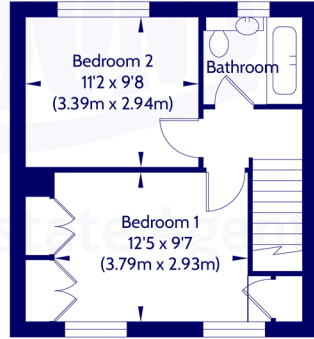




Approx. Gross Internal Floor Area 81.91 Sq M / 881 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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