



87 Hillview Road, Edinburgh, EH12 8QE

Description

Generously proportioned detached bungalow which has been extended to the rear and is set within extensive, mature landscaped gardens and also has a garage and driveway. The property retains many period features and has excellent potential. It benefits from gas central heating and double glazing. The property has a large floored attic which has plenty of scope to extend into.

The accommodation comprises:

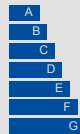
- Vestibule with fuse board and electricity meter
- Welcoming entrance hall with wood panelling
- Spacious bay windowed sitting room to the front with picture rail and Edinburgh press
- Good sized bay windowed bedroom to the front with stained glass windows, decorative fireplace and Edinburgh press
- Family bathroom with partially tiled walls, tiled flooring, WC, wash basin and bath with shower over
- The kitchen is fitted with a range of shaker style units with laminate worktops with inset stainless-steel sink; the appliances include a gas hob and electric double oven; double doors lead through to the living / dining room
- The living / dining room has French doors to the rear garden, windows and skylights
- Master bedroom with en-suite wet room style shower room
- Third bedroom / home office
- Large floored attic providing excellent storage and with potential to be made into additional accommodation



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0131 316 4666



EPC RATING
E



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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

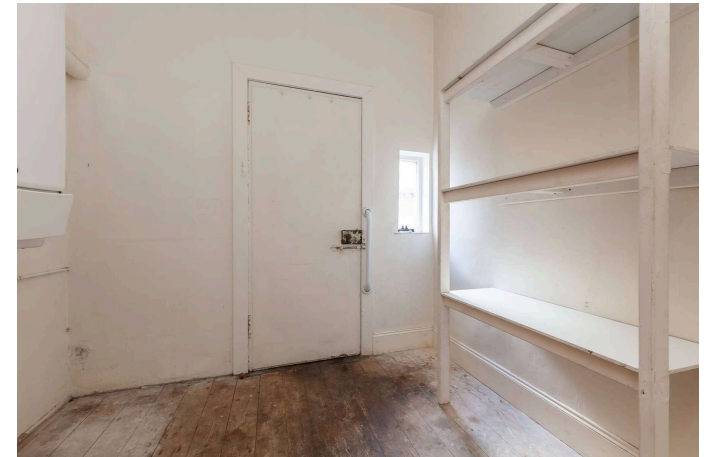
There is an extensive, well-tended mature private garden to the rear of the property which is mostly laid to lawn with fruit trees and shrubs. The front garden is pleasantly landscaped and there is a paved driveway leading to the single garage. There is also unrestricted on street parking available.

Extras

The fixed floor coverings, 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 G, however, please check with the local authority.







Hillview Road,
Edinburgh,
Midlothian, EH12 8QE



Approx. Gross Internal Area
1425 Sq Ft - 132.38 Sq M
Attic
Approx. Gross Internal Area
998 Sq Ft - 92.81 Sq M
Garage
Approx. Gross Internal Area
154 Sq Ft - 15.24 Sq M
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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