

COULTERS[©]



36 HILLVIEW CRESCENT

CORSTORPHINE, EDINBURGH, EH12 8QG

 5 BED  2 BATH  3 PUBLIC



TAKE A LOOK INSIDE

Set within the highly sought-after Corstorphine area, this detached home presents a fantastic opportunity for buyers looking to create a property tailored to their own tastes. The house offers immense potential and generous proportions throughout, making it an ideal project for those wishing to modernise and add value while establishing a long-term family home.

KEY FEATURES



Detached house in quiet neighbourhood.



Five double bedrooms.



Private gardens to both front and rear.



Garage, driveway and unrestricted parking on the street.



Excellent local amenities nearby.



Situated in the popular area of Corstorphine.



EPC Rating - D



Council Tax Band - G





Externally, the property benefits from a substantial driveway that provides off-street parking for several vehicles, along with a large garage and expansive front and rear gardens that offer excellent outdoor space. The accommodation begins with a large and bright sitting room, enhanced by a bay window to the front of the property that fills the space with natural light and creates a welcoming focal point. The kitchen is arranged in a practical galley style and provides convenient access to the side driveway and the garage. To the rear of the property there is a spacious dining kitchen, perfectly positioned for family meals and entertaining, which flows through to a uniquely designed conservatory. This distinctive space overlooks the garden and provides direct access to the rear, creating a pleasant connection between the indoor and outdoor areas.





MORE INFORMATION

The property offers five well-proportioned double bedrooms, providing flexible living arrangements for families or those requiring additional workspace. Two of the bedrooms are located on the ground floor, while three further double bedrooms can be found upstairs.

From the upper floor there are attractive views towards the Pentland Hills, adding to the appeal of the home's elevated outlook. Completing the accommodation is a family bathroom on the ground floor fitted with an overhead shower, while the upper level benefits from a separate WC and shower.

With its generous plot, versatile layout and prime location in one of the city's most desirable residential areas, this detached home represents a rare opportunity for purchasers to put their own stamp on a property with significant potential.







THE LOCAL AREA

Corstorphine is a popular residential area located to the west of Edinburgh city centre. It is known for its excellent transport links, variety of amenities and wide range of housing options, making it a popular choice for families, professionals and retirees.

The area is serviced by numerous bus routes that connect it to the city centre, as well as Edinburgh Airport and the tram network, making it an ideal location for those who need to commute to work or travel frequently. For drivers, the area is located close to major road networks such as the M8, M9 and City Bypass, enabling easy access to destinations beyond the city.

Corstorphine also offers a wide range of amenities including supermarkets, independent shops, pubs and restaurants and recreational facilities. The property is located on the side of Corstorphine Hill, which offers lovely walks and superb views. Edinburgh Zoo is within easy walking distance and the shorefront at Cramond is also within a short drive.

EXTRAS

All fitted floor coverings, light fittings and integrated kitchen appliances will be included in the sale.

HOME REPORT VALUATION: £600,000





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,800 SQ FT / 167 SQ M
 GARAGE 204 SQ FT / 19 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.