



34 North Gyle Road
CORSTORPHINE | EDINBURGH | EH12 8EP


warners
solicitors & estate agents



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Warners are delighted to present to market this superb family home, finished to true in walk in condition. Enjoying views to Corstorphine Hill and occupying a prime position the property is set within the highly regarded and extremely sought after district of Corstorphine where superb amenities and facilities are to be found.

The living room features a wide bay window which brings in a plentiful supply of natural light and a living flame gas fire forms an attractive focal point. Stunning oak flooring runs from the hallway into the open plan contemporary kitchen / dining room which is quietly located at the rear of the home, boasting French doors which give direct access to the rear garden, making this an ideal space for cooking and entertaining. The well-equipped kitchen comes complete with integrated appliances, under cabinet lighting and follows onto the conservatory which enjoys views over the garden.

There are three good sized bedrooms upstairs and a modern family bathroom with stylish three piece suite with shower over bath completes the internal accommodation on offer. The property further benefits from an attached single garage that can be accessed via the driveway or from the rear garden, gas central heating, double glazing and a partially floored attic. Externally the property benefits from well-tended gardens to the front and rear, the rear mainly laid to lawn with patio area, making it ideal for al fresco dining or outdoor entertaining. Early viewing is recommended!

- Welcoming entrance vestibule and hallway with storage cupboard
- Bay windowed living room with feature living flame gas fire
- Open plan contemporary kitchen / dining room & conservatory
- Three Bedrooms
- Modern family bathroom with stylish three piece suite, shower over bath
- Gas central heating and double glazing
- Partially floored attic with Ramsey ladder access
- Private driveway & attached single garage

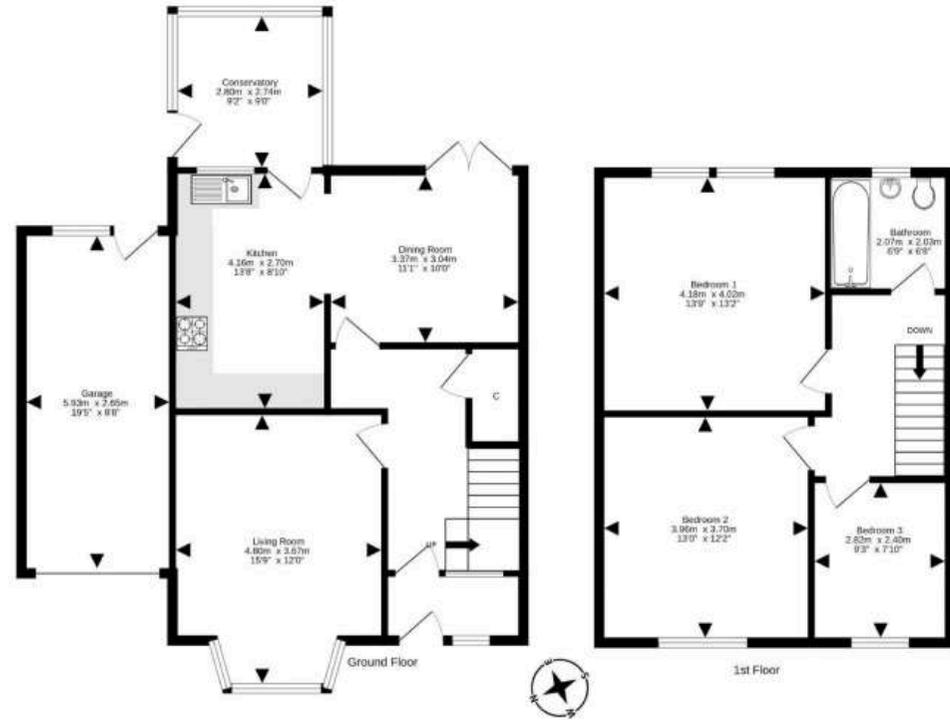
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fitted floor coverings, integrated appliances, light fittings, bedroom one wardrobes, blinds are included. EPC rating D

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Hometop ©2024

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