



Offers Over

**£480,000**

## 27 Glasgow Road

Corstorphine | Edinburgh | EH12 8HW

A well-proportioned detached bungalow enjoying a popular high amenity location in the capitals desirable Corstorphine area. The property has been upgraded by the existing owners, boasts a generously sized south facing private garden and offers excellent flexibility, making it an ideal family home or rental investment.

-  4 bedroom
-  2 public room
-  1 bathroom
-  Driveway
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band- G



## Description

The internal accommodation briefly comprises: entrance hallway with stair leading to the upper level, comfortable front facing reception room with bay window and attractive wood flooring with underfloor heating, stylish dining kitchen which has been fitted with an excellent assortment of contemporary base and wall mounted units, complete with breakfast bar, modern tiling to splash areas and sliding doors leading directly out to the rear garden, two spacious downstairs double bedrooms, a good sized single bedroom/home office, generously proportioned principal bedroom on the upper level with a delightful southerly outlook towards the Pentland Hills, and stylish family bathroom with clawfoot bath and separate tiled shower enclosure. The property further benefits from gas central heating and recently updated (2022) double glazing.



## Extras

All blinds, light fittings, floor coverings, white goods and integrated appliances will be included.

## Gardens and Driveway

The property features a substantial south facing garden to the rear which is bursting with potential. The gardens have been laid mainly to lawn, bordered by mature trees and shrubs, together with an area of decking. A monobloc driveway to the front provides excellent off-street parking.

## Viewing

By appointment through Neilsons (0131 625 2222).





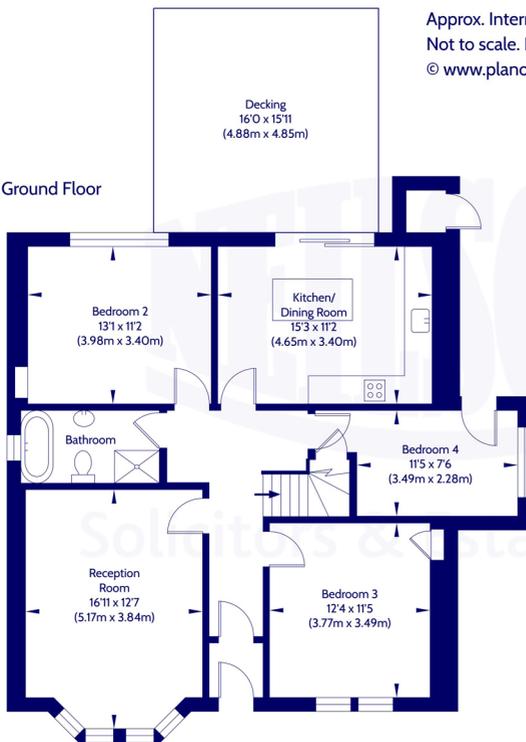
## Location

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, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket, a Sainsbury's store, and a Scotmid. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, and tennis, badminton, and squash courts. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those travelling further afield for work or leisure, Edinburgh International Airport is a seven minute approx. drive away, with two tram stops close at hand. 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 to the south. In addition, Corstorphine provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessed.

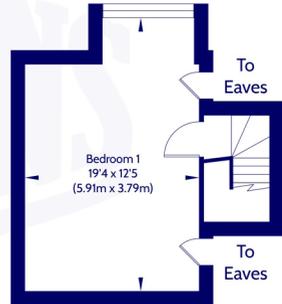




### Ground Floor



### First Floor



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.



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