



**CORSTORPHINE, EDINBURGH
43 FORRESTER ROAD EH12 8AD**

SAYER BURNETT



Stunningly presented light and sunny extended bungalow on two floors with views to the Pentland Hills situated in good sized easily maintained terraced garden grounds in this extremely sought after residential area some 15 minutes drive to the west of the city centre. The property is generously proportioned and offers good quality family living accommodation. It benefits from gas central heating and double glazing.

Corstorphine is easily accessible to the city centre and the main arterial routes, and is served by good public transport links. Nearby are Stewarts Melville/ Mary Erskine, St Georges and Royal High in the private sector and Corstorphine High School and Corstorphine Primary School in the public sector schools, and good leisure facilities including Murrayfield and Ravelston golf courses and Murrayfield stadium close by, with comprehensive leisure and High Street shopping facilities within easy walking distance and Corstorphine Hill, one of the seven hills of Edinburgh, providing a stunning panoramic view.

The garden is delightful, with a double flight of stone steps leading down from a charming sun terrace to the rear garden which is largely laid out to lawn with mature shrubs and trees and ornamental borders, and tall hedges providing a good level of privacy. There is a small but well presented front garden fronted by a privet hedge. A garage is accessed by the front drive and a side access links the front and rear gardens

Forrester Road derives its name from the Forresters who owned Corstorphine Castle from the 14th century

SUMMARY OF ACCOMMODATION

| | |
|---------------|---------------------------|
| ENTRANCE HALL | EN SUITE MASTER BEDROOM |
| LOUNGE | 3 FURTHER DOUBLE BEDROOMS |
| SITTING ROOM | BATHROOM |
| CONSERVATORY | EXTENSIVE CELLARAGE |
| BOXROOM | GARAGE |

ASKING PRICE; Offers around £380,000

EXTRAS INCLUDED; White kitchen goods, fitted carpets, blinds and curtains throughout

VIEWING; by appointment tel Sayer Burnett on 0131 225 5567

OUTGOINGS; the property is in Council Tax Band G

ACCOMMODATION IN DETAIL

GROUND FLOOR

VESTIBULE

Entered by the rear door

ENTRANCE HALL

With paneled doors opening on to all the principal apartments on the ground floor. Small under-stair cupboard

SITTING ROOM (4.73 x 3.97m)

A generous, comfortable south facing room with a bay window overlooking the rear garden. A wood burning stove provides a warm focus for the room. Stripped pine floor. Astragalled glazed wall press. Plain cornice and picture rail

LOUNGE (5.43 x 3.84m)

Well proportioned and tastefully decorated room enjoying plenty of sun. Fireplace. Stripped pine floor. Astragalled glazed wall press. Plain cornice and picture rail

CONSERVATORY (4.26 x 3.01m)

This provides warm and comfortable leisure space accessed from the lounge, and glazed on all two exterior walls with a polycarbonate roof. Glazed double doors opening onto the sun terrace and garden. Bamboo overlay flooring

BOXROOM (3.01 x 1.68m)

Providing useful storage space, accessed from the conservatory

KITCHEN (3.65 x 2.32m)

Well designed modern kitchen with ample stylish contemporary Intoto "Wellmann" white base and floor units and oak worksurfaces. The room is illuminated by a roof light and recessed spotlighting. Slate tile effect Karndean flooring. Integral double AEG electric oven and the four ring hob is an induction hob, and integral microwave. Large stainless steel sink with mixer tap. Plumbed for automatic washing machine. Exterior door to side

MASTER BEDROOM (4.6 x 3.35m)

Well proportioned room with large triple window. Plain cornice and picture rail. Good fitted carpet

EN SUITE WC

With WC and washbasin with storage beneath.

DOUBLE BEDROOM 2 (4.00 x 3.44m)

A comfortable lightly decorated room with birch overlay flooring and plenty of light from the triple window. Plain cornice and picture rail. Shelves wall press

BATHROOM (2.55 x 1.58m)

Characterful space partly beneath the stairwell, well fitted with stylish 3 piece cream bathroom suite including corner bath and over-bath electric wall mounted shower. Low level storage units with marble worktops. Rooflight. Recessed spotlighting



UPPER FLOOR

Accessed by a carpeted stair from the hall to the landing

DOUBLE BEDROOM 3 (4.13 x 3.48m)

A beautiful room, with a bay recess providing fabulous views to the Pentland Hills. Partially combed ceilings. Good fitted carpet

DOUBLE BEDROOM 4 (3.93 x 3.01 max)

Presently utilized as a study, this provides light living space with overlay birch flooring. Triple front facing windows. Partially combed ceiling. Doorway to substantial eaves storage space.

OUTSIDE

SINGLE GARAGE

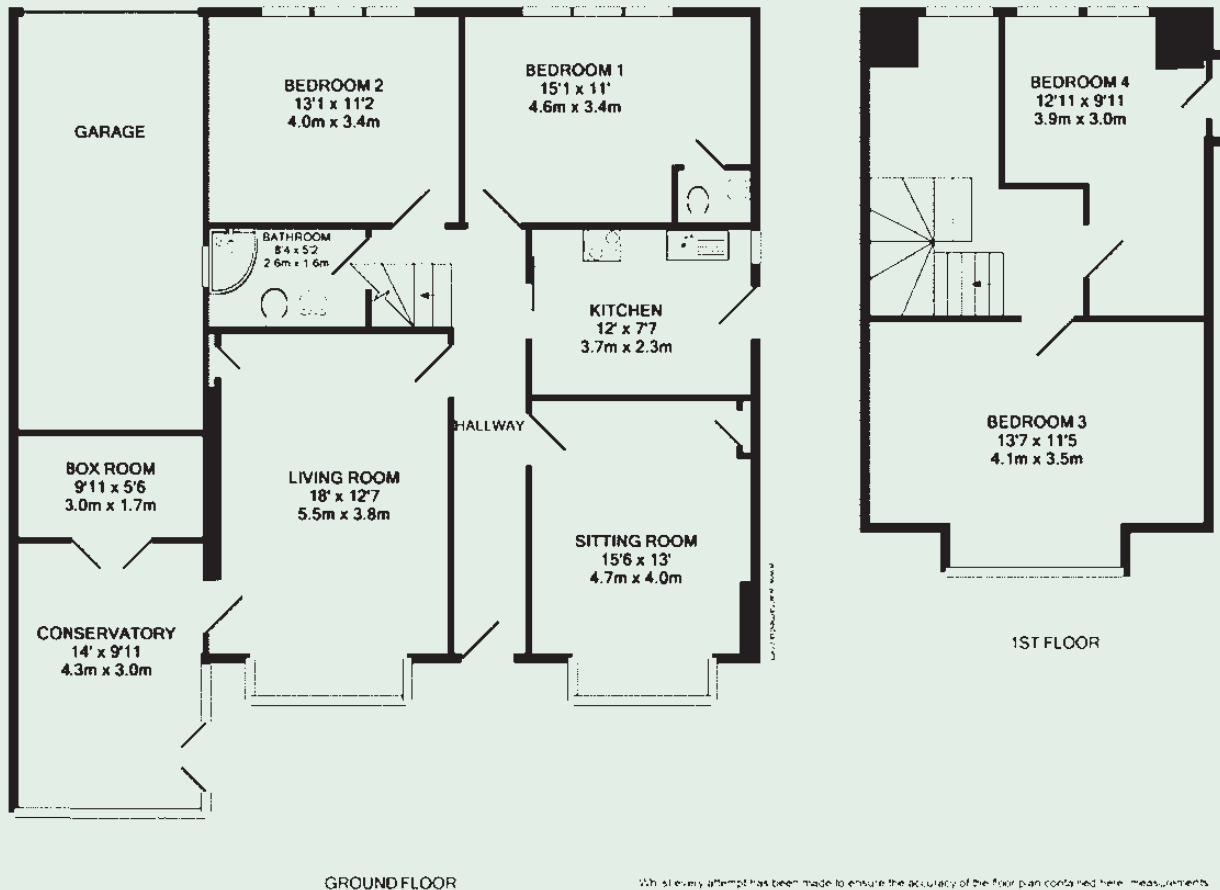
Accessed from the front drive

CELLAR

Accessed from the rear garden, this provides very useful additional storage







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metaplan © 2012



All measurements are approximate.

These particulars are believed to be correct but are not to be held as binding on the Sellers or their Agents nor as forming any part of an offer to sell.

Prospective Purchasers are advised to have their interest noted to the Selling Agents through their Solicitor as soon as possible after viewing in order that they may be kept advised in the event of an early Closing Date being fixed for the receipt of offers.

Interested parties are strongly advised to note interest through the selling solicitors.
 Offers should be submitted in Scottish Legal Form to:

Sayer Burnett, 43-45 Circus Lane, Edinburgh EH3 6SU

Tel; 0131 225 5567 Fax; 0131 225 3300