

SIMPSON & MARWICK



15 Burnbrae, Corstorphine, Edinburgh, EH12 8UB



5

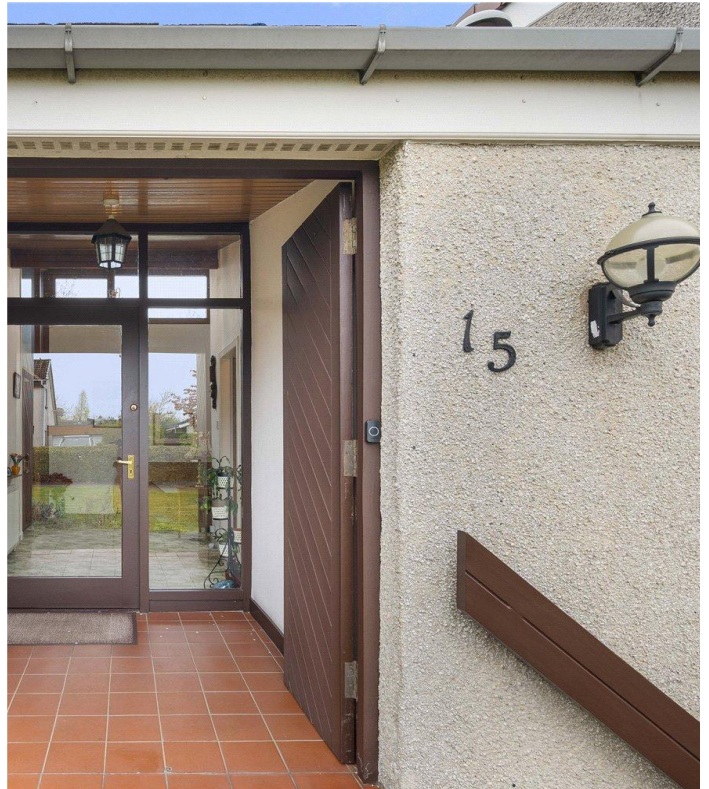
3

4

EPC: D (67)

Council Tax - G

Spacious 5-bedroom detached home with garage in sought-after Corstorphine



- • Detached family home
- • Bright spacious lounge
- • Open plan kitchen/diner
- • Five double bedrooms
- • Gas central heating
- • Full double glazing
- • Private garden grounds
- • Access to communal area
- • Driveway and garage
- • Sought-after location

This substantial detached home offers generous accommodation and a flexible layout, ideal for modern family living.

The ground floor begins with an entrance vestibule leading into a welcoming internal hallway, complete with useful cloak and linen storage as well as a WC. A bright and spacious lounge features a striking pitched ceiling and a feature gas fireplace, creating an inviting focal point.

On the lower ground floor level, you will find a dining area, which benefits from built-in storage, while the open plan kitchen/diner is well-appointed with integrated appliances including a dishwasher, double oven/grill, induction hob and extractor hood, along with direct access to the rear garden. A separate family room also provides garden access, enhancing the home's sociable layout.

Furthermore, there is a double bedroom with fitted wardrobes and a stylish en suite shower room with a walk-in cubicle. Finally, on this level, there is the convenience of integral access to the garage from the hallway.

The first-floor hosts four further well-proportioned double bedrooms, three of which include fitted wardrobes, with one currently utilised as a snug. A contemporary family bathroom completes this level, fitted with a three-piece suite and over-bath shower.

The attic is accessed via the landing, providing more than adequate additional storage space.

Externally, the property enjoys private garden grounds to the front, side and rear, including a patio area and direct access to communal amenity area, offering attractive communal amenity grounds for residents. A driveway and garage with electric doors provide excellent off-street parking and the property further benefits from double glazing and gas central heating.

Please note that virtual staging has been used in some images, for illustrative purposes.

Location

Corstorphine is a highly desirable residential area situated to the west of Edinburgh's City Centre. Renowned for its excellent range of local amenities, the area offers a variety of independent shops, cafes, restaurants and larger supermarkets, along with the nearby Gyle Shopping Centre. Schooling is well catered for at both primary and secondary levels, while leisure facilities include David Lloyd Leisure Club, Corstorphine Hill and Edinburgh Zoo. The area is particularly well-connected, with frequent public transport links providing easy access to the City Centre and surrounding areas, as well as convenient access to the City Bypass, Edinburgh Airport and major motorway networks.

Fixtures and Fittings

All integrated and free-standing appliances as well as all blinds, curtains and light fittings will be included in the sale. Please note that other items may be available through separate negotiation.

Viewing Details

By appointment contact Simpson & Marwick



SIMPSON & MARWICK

15 Burnbrae
Corstorphine, Edinburgh, EH12 8UB

Approx. Gross Internal Area:
2368.06 Sq Ft (220 Sq M)

For Identification purposes only. Not to scale.



Simpson and Marwick

4 Albyn Place
Edinburgh, EH2 4NG

T: 01315815700
E: viewings@simpsonmarwick.com

www.simpsonmarwick.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	71 C
39-54	E		
21-38	F		
1-20	G		