Airds&Co. Ltd

38 Drum Brae South, Corstorphine, Edinburgh EH12 8SZ

THREE-BEDROOM DETACHED BUNGALOW.
GREAT FAMILY HOME.
LOCAL AMENITIES &
EXCELLENT TRANSPORT LINKS.

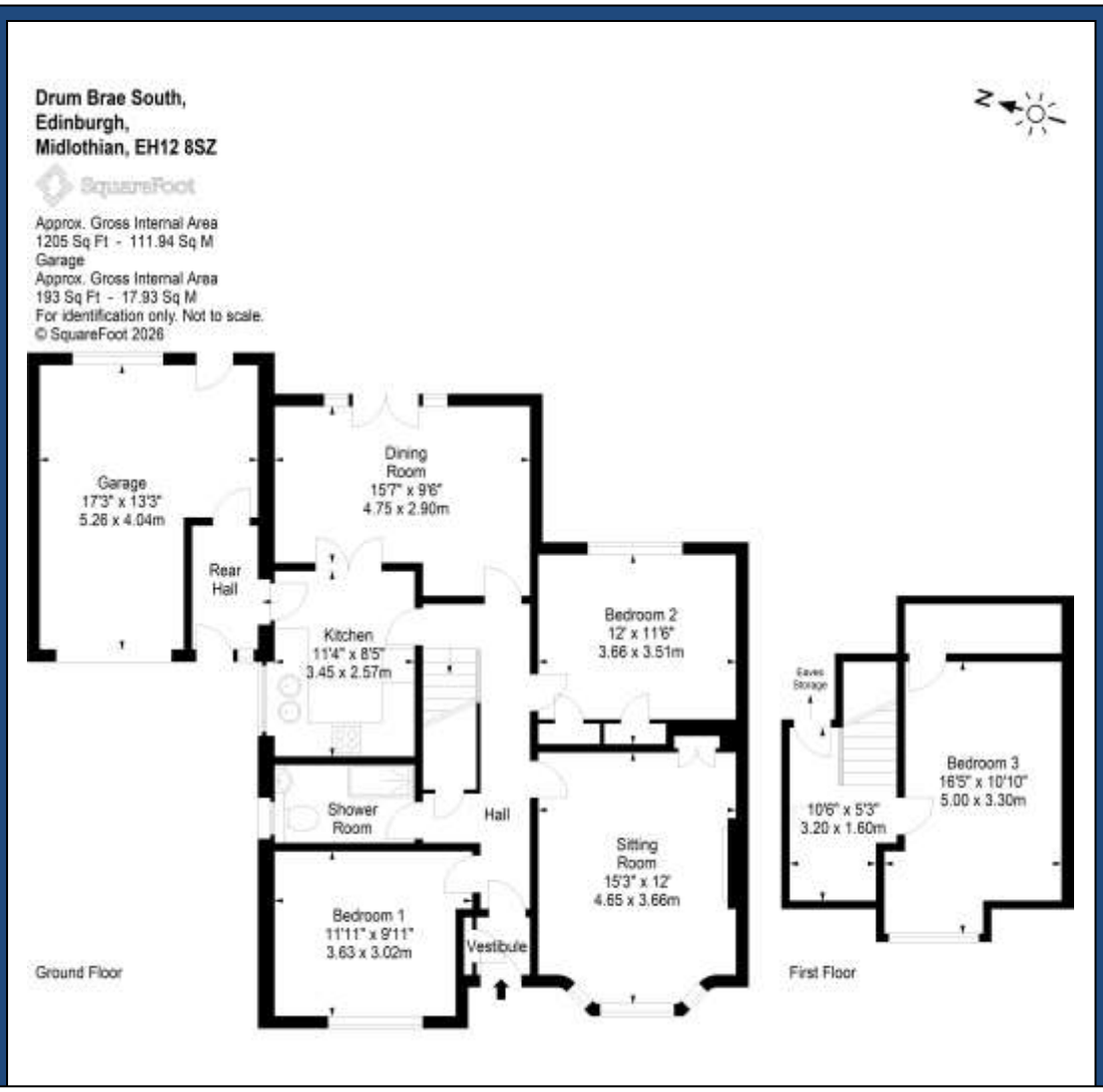
OFFERS OVER £410,000

Viewings by appointment, please telephone 0131 332 8411

Further details available at
www.airdsandco.co.uk

espc

EPC RATING **D** COUNCIL TAX BAND **F** TENURE **FREEHOLD**



Accommodation: Beautifully presented 3-bedroom bungalow located in Corstorphine, offering the perfect setting for family living. This bright and welcoming home provides generous accommodation, with a private rear garden ideal for children and outdoor entertaining. This home also has the potential to convert the attic storage room into additional accommodation, subject to all appropriate local authority consents. Situated in a highly sought-after residential area, the property is within easy reach of excellent schools, parks, shops and transport links, making it an outstanding choice for families looking to settle in this popular neighbourhood.

The property benefits from a generous paved and gravel front driveway providing parking for up to four cars, attractively bordered by mature plants at the side, with access to an attached single garage.

The ground floor offers a welcoming entrance hall leading to a hall, bright living room, separate dining room, well-appointed kitchen, two double bedrooms and a contemporary shower room. The upper level features a further spacious double bedroom—presently arranged as a hobby room—together with a landing and an attic storage room that has scope for future conversion, subject to the appropriate local authority consents.

The contemporary fully fitted kitchen is illuminated by four recessed downlighters and finished with stylish white mosaic splashback tiling. The space includes a round deep basin with matching round drainer, integrated fridge freezer, built-in oven/grill, Neff induction hob and a Siemens extractor hood with glazed surround and twin downlights and integrated Bosch washing machine. Plumbing and electrical connections are in place for a dishwasher, although no appliance is currently installed. Elegant glazed double doors open into the dining room, enhancing flow and natural light.

The beautifully finished modern shower room has neutral full-height tiling to walls and floor, enhanced by four recessed downlighters and a sleek chrome ladder radiator. The space includes a large round fitted mirror, white wash hand basin and WC, complimented by a striking modern blue built-in vanity storage unit and cistern. The double walk-in shower cubicle provides a spacious and contemporary feel.

Features include a charming bay-window living room with fireplace and electric fire, complimented by a shelved press with built-in cupboard and a glazed door leading to the hall. The dining room enjoys double French doors opening to the rear garden, along with glazed doors to the hall and glazed double doors connecting to the kitchen. The entrance hall houses a useful cupboard containing the fuse box and electricity meter. The hall offers a useful deep storage cupboard, while Bedroom 2 benefits from both a shelved cupboard and a built-in single wardrobe with shelf and hanging space. Bedroom 3 includes a generous walk-in storage cupboard. A substantial walk-in attic storage room—part-floored, insulated and complete with skylight—adds excellent additional storage space. A side entrance door and separate hall provide convenient access to the kitchen and single garage.

There are double glazed windows installed. The property benefits from gas central heating, supplied by a Worcester gas combination boiler. There are interlinked smoke alarms and heat detector installed.

Outside: Outside to the front, there is a large paved and gravel driveway bordered at the side by mature plants, together with access to the single garage and side entrance door. A water tap is located at the side of the house, along with the external gas meter. To the rear lies a private garden offering excellent outdoor space, with steps leading to double French doors to the dining room. A gravel side path leads to a wrought iron entrance gate, while the garden itself includes a patio area, lawn, mature plants, bird table, bench and a useful garden shed. The property includes a single garage with up-and-over door, concrete floor, internal lighting, power socket and door to access the rear garden.

Extras: The sale includes fitted carpets, light fittings and shades, curtains, curtain poles, venetian blinds, freestanding wardrobe in bedroom 1, integrated fridge freezer, built-in oven/grill, Neff induction hob, Siemens extractor hood, integrated Bosch washing machine, Zanussi tumble dryer, outdoor rotary clothes dryer, garden bench, bird table, and the garden shed. The sofa and one chair in the living room is available by separate negotiation.

Area: Situated to the west of the city centre, Corstorphine is a vibrant and well-established neighbourhood known for its leafy streets, quality schooling and excellent local amenities. Residents enjoy a wealth of independent shops, cafés and restaurants, as well as convenient access to major supermarkets and leisure facilities.

There is a Tesco Extra Supermarket at Meadow Place Road and Lidl at Corstorphine Retail Park, as well as a Morrisons store and an abundant of shops, including Marks and Spencer, cafes and restaurants at The Gyle Shopping Centre.

Corstorphine Hill and nearby parks offer beautiful walking routes and outdoor space. Nearby leisure facilities include David Lloyd Edinburgh Corstorphine at Glasgow Road, Drum Brae Leisure Centre, The Gym Group at Corstorphine Retail Park, Corstorphine Bowling Club, Corstorphine Tennis Club, and slightly further afield is Carrick Knowe Golf Course.

There are regular bus services to and from Edinburgh City Centre and the surrounding areas.

Corstorphine also offers outstanding transport connections to the City Bypass, M8 and M9 motorways, Edinburgh Airport and the Queensway Crossing. It remains a highly desirable location for families seeking comfort, convenience and community with local schools in the catchment area: Corstorphine Primary School, St Andrew's Fox Covert RC Primary School, Craigmount High School and St. Augustine's RC High School.

Airds & Co. Ltd, PO Box 28673,
Edinburgh, EH4 9FY

DX ED 614 Edinburgh

telephone 0131 332 8411
property@airdsandco.co.uk

Note: Prospective purchasers are advised to have their interest noted through their solicitor, as soon as possible, in order that they may be informed in the event of a closing date being set. The Seller shall not be bound to accept the highest, or, any offer. These particulars do not form part of any contract, and, the statements or plans contained herein are not warranted nor to scale, approximate measurements have been taken by electronic device at the widest point, and, it will be for the intending Purchasers to satisfy themselves with regard to all matters prior to conclusion of missives. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the current up to date Scottish Standard Clauses will be considered.