

24 Caroline Terrace

EDINBURGH, EH12 8QY



WELCOMING TWO-BEDROOM HOME WITH GENEROUS
LIVING SPACE, PRIVATE DRIVEWAY, GARAGE, REAR
GARDEN AND EXCITING DEVELOPMENT POTENTIAL



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A welcoming two-bedroom home offering generous, comfortable accommodation along with the added benefits of a private driveway, garage and rear garden. The property is entered through a bright porch, leading into a central hallway which gives easy access to the main areas of the home and creates a natural flow throughout.

The living and dining room is a real highlight, offering a generous amount of space for both relaxing and entertaining. A fireplace adds warmth and character, while patio doors open directly onto the rear garden, bringing in plenty of natural light and creating a lovely connection between the indoor and outdoor spaces.

The Property



The kitchen is bright, practical and well-proportioned, with two large windows allowing plenty of daylight into the room. It is fitted with integrated cooking appliances and offers excellent cabinet space for storage and preparation. A small rear porch provides additional direct access to the garden.





There are two bright and well-proportioned bedrooms, both offering comfortable and flexible accommodation with plenty of room for furniture.





Bedroom 2





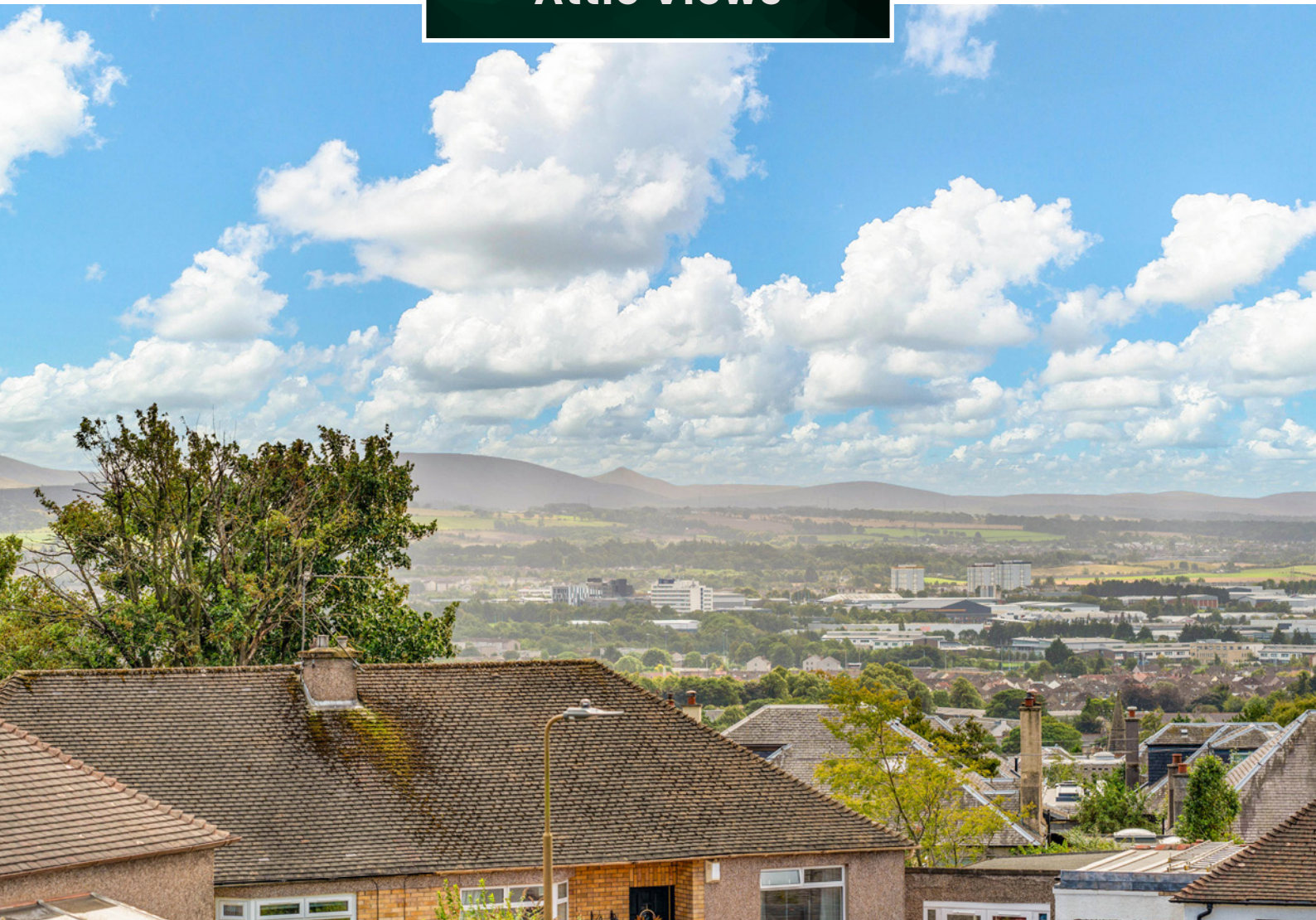
The spacious shower room is finished with full-height wall tiling and tiled flooring, creating a clean and practical space. The property also benefits from a generous attic area with two Velux windows, allowing in an abundance of natural light and far-reaching views across Edinburgh.

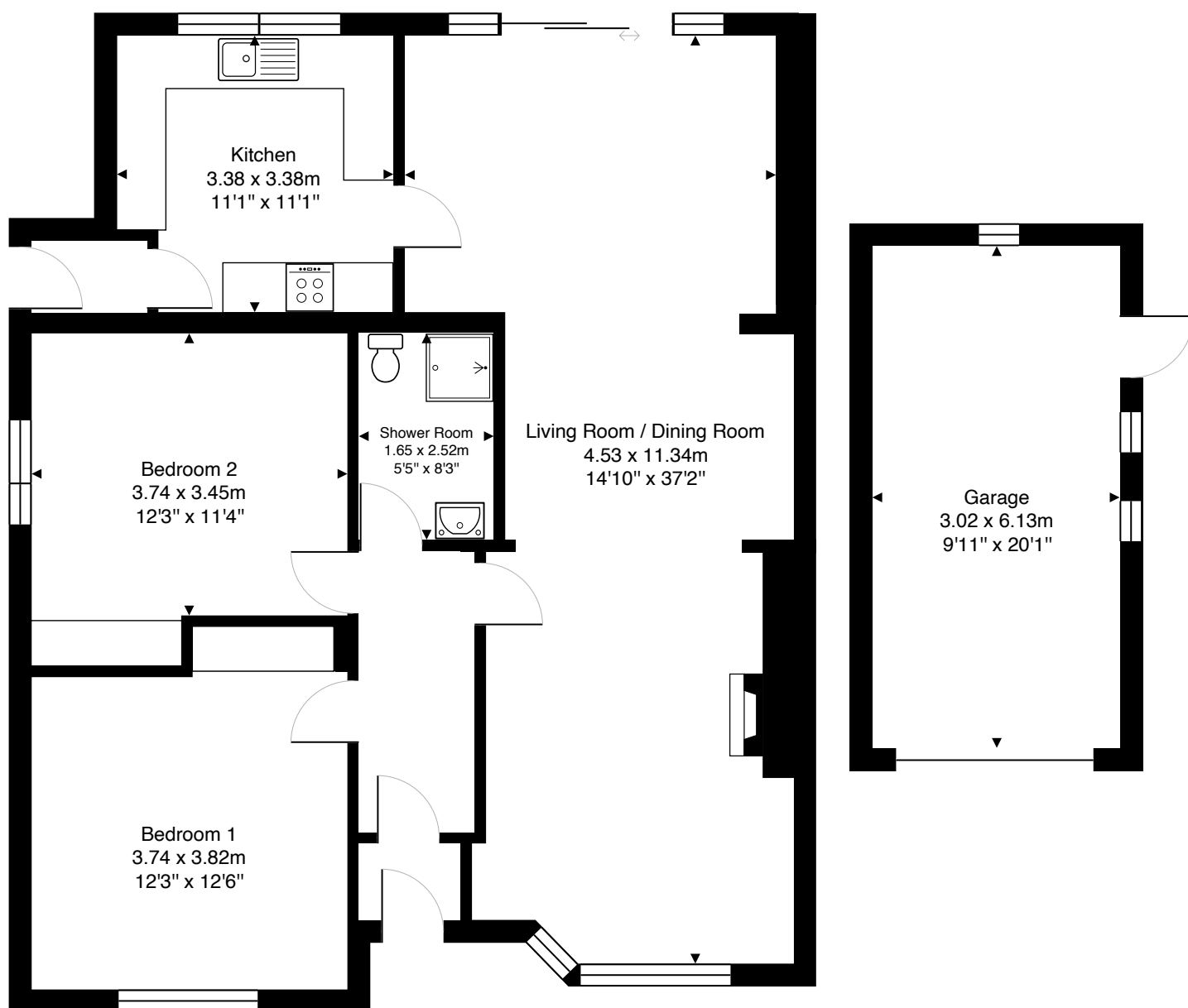






Attic Views





Gross internal floor area (m²): TBCm²

EPC Rating: TBC



A further exciting feature is that planning permission has been granted by the local authority for the addition of front and rear dormers and a bathroom, offering the potential to create valuable additional living space. The approved plans also include new ground-floor bi-fold doors opening onto the rear garden, enhancing the connection between the home and its outdoor space.

Outside, the private driveway and garage provide valuable off-street parking and useful storage. The rear garden is laid to a combination of lawn and paving slabs, offering a pleasant and low-maintenance outdoor space with room for seating, relaxing and entertaining.

With its spacious living areas, bright interiors, useful attic space, private parking, attractive rear garden and exciting potential for further development, 24 Caroline Terrace is a comfortable and inviting home with plenty to offer a range of buyers.

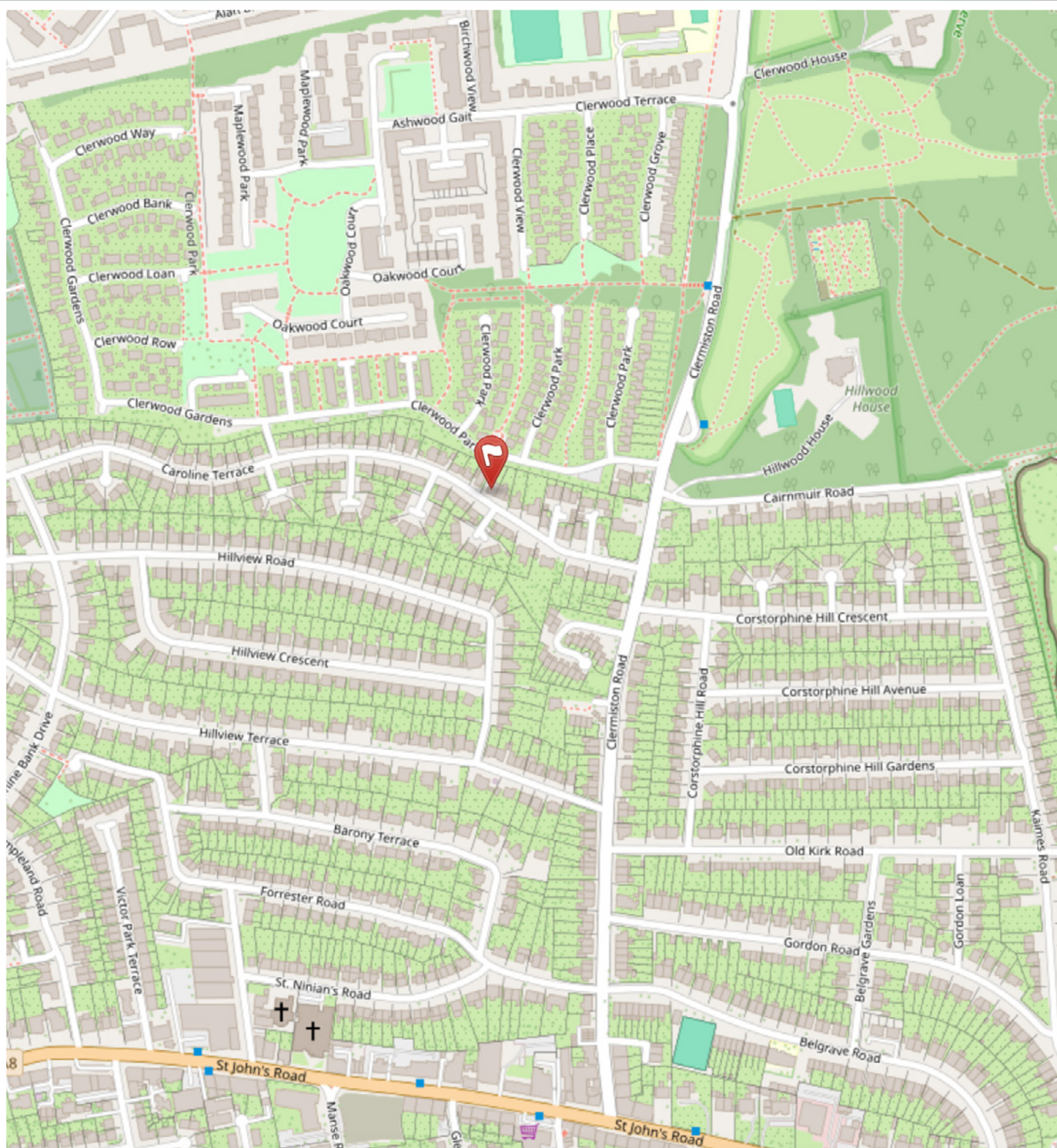




Situated in a well-established residential area of Edinburgh, 24 Caroline Terrace is ideally placed for a wide range of local amenities, schools, transport links and everyday conveniences. The location offers easy access to nearby shops, supermarkets, cafés and leisure facilities, while regular public transport services provide straightforward connections into Edinburgh city centre and surrounding areas.

For commuters, the property is also well positioned for access to key road links across the west of the city, including routes towards the City Bypass, M8 and Edinburgh Airport. With its combination of local amenities, strong transport connections and established residential setting, the area offers an excellent balance of convenience and comfortable city living.

The Location



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Exchange
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THE SUNDAY TIMES
THE TIMES



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