



CLANCYS

clancys-solicitors.co.uk

7 Corstorphine Hill Gardens,

Edinburgh, EH12 6LB



1



4



2

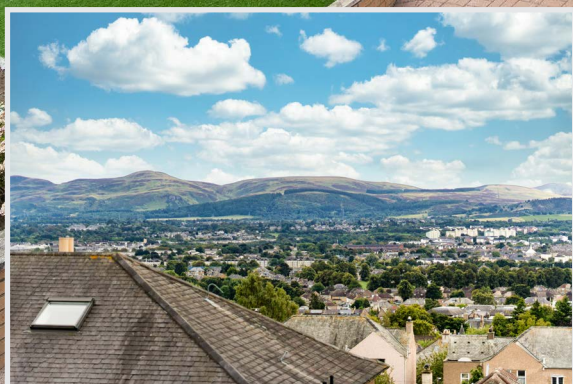


EPC

C



FREEHOLD



Description

Clancys Solicitors & Estate Agents are delighted to present this beautiful, well-maintained and spacious semi-detached home, offering comfortable living in the highly sought-after area of Corstorphine, with stunning views of the Pentland Hills. This charming property strikes the perfect balance for modern family living, making it an ideal choice for growing families. The accommodation comprises of a welcoming entrance hall, living room, a well-equipped modern fitted dining kitchen, four good sized bedrooms and there is an exquisite four-piece family bathroom located on the ground floor and a sleek shower room on the first floor. The property further benefits from gas central heating with under floor heating in main bathroom and kitchen, double glazing, good storage facilities, beautiful cornice work and wood panelled doors. Externally there is a well-maintained private garden to the front with large mono block driveway providing ample private parking and there is a large fully enclosed child safe rear garden with lawn and paved areas for relaxing. This property will prove to be popular, and viewing is highly recommended to fully appreciate the size, standard and quality of accommodation on offer.

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, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. 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 the South.

Extras

All fitted floor coverings, light fixtures, blinds and shutters. The American fridge/freezer, dishwasher, 6 hob range cooker, washing machine, tumble dryer and external electric vehicle charging point. It should be noted that no warranties or guarantees will be given for systems.

Features

- Entrance hall
- Lounge
- Kitchen
- 4 Bedrooms
- 2 Bathrooms
- Gas central heating
- Double glazing
- Good storage facilities
- Private gardens to the front and rear
- Driveway
- EPC rating - C
- Council Tax Band – F
- Tenure - Freehold



