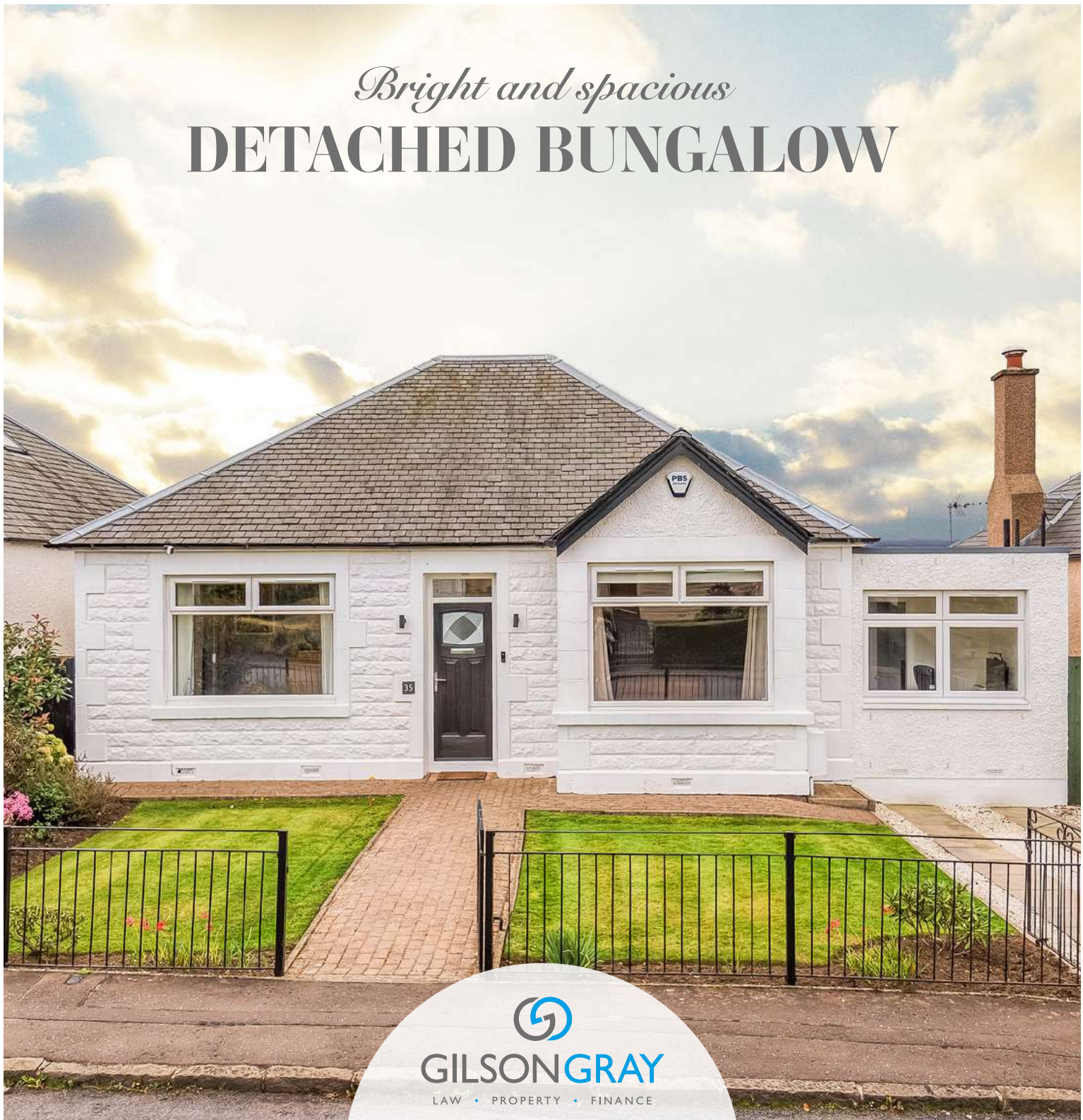


35 HILLVIEW CRESCENT

Corstorphine, Edinburgh, EH12 8QF

Bright and spacious
DETACHED BUNGALOW



GILSON GRAY

LAW • PROPERTY • FINANCE

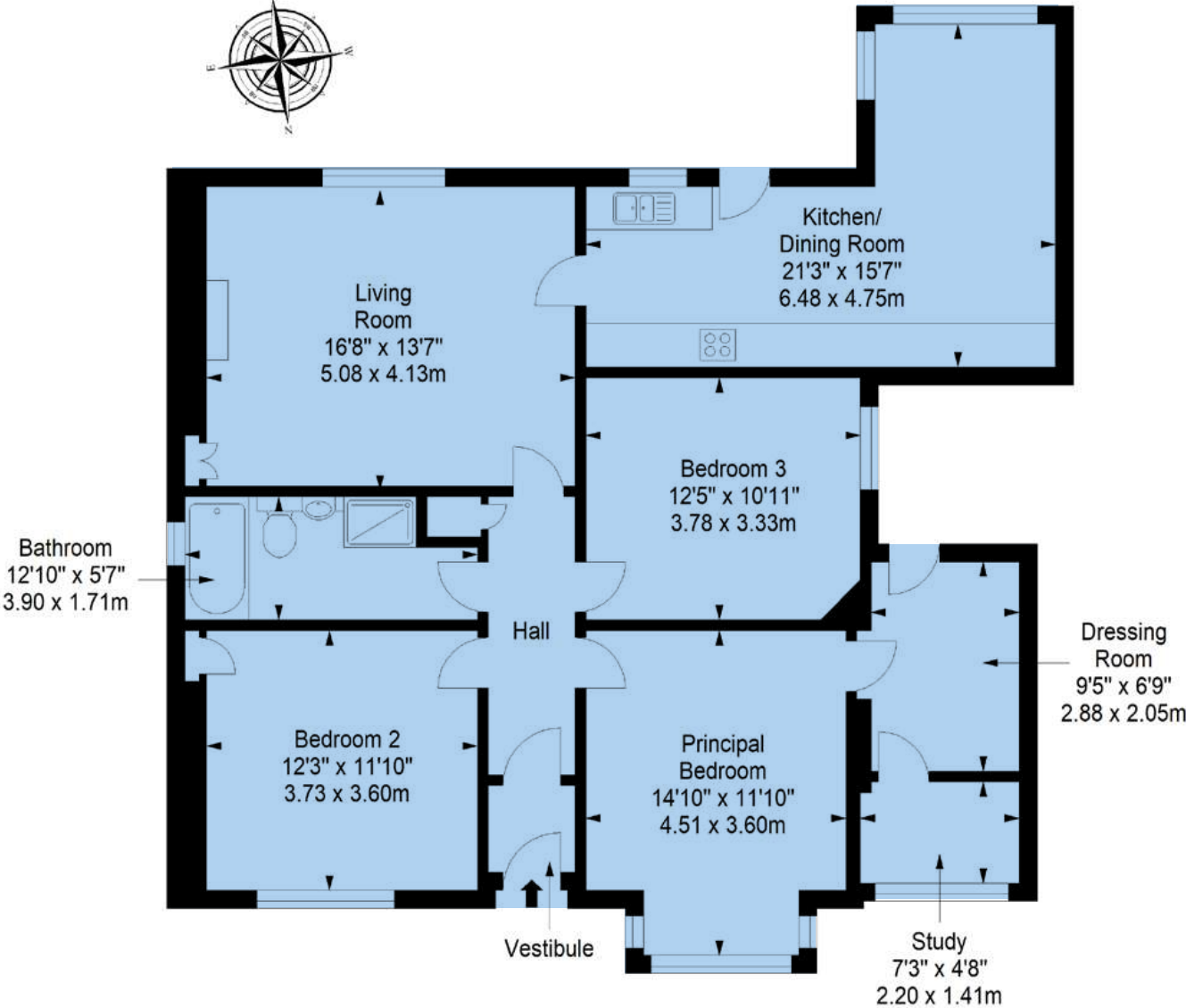
PROPERTY NAME
35 Hillview Crescent

LOCATION
Edinburgh, EH12 8QF

APPROXIMATE TOTAL AREA:
113 sq. metres (1216.4 sq. feet)

GROUND-FLOOR

The floorplan is for illustrative purposes.
All sizes are approximate.



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Corstorphine, Edinburgh

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area




35 HILLVIEW
CRESCENT

Views to the Pentland Hills



Welcome to 35 HILLVIEW CRESCENT

Welcome to a beautiful three-bedroom (plus study) detached bungalow in Corstorphine, offering spacious interiors finished with attractive décor throughout, in addition to private parking and a large rear garden. With three double bedrooms, this detached bungalow is an ideal residence for a wide array of lifestyles, including families, commuting professionals, and downsizers alike. The home is finished to high standards too, enjoying fashionable décor and high-quality fixtures and fittings. It features a south-facing living room with inspiring views, a generously appointed kitchen/dining room, and a four-piece bathroom.

Adding to its versatility, there is also a study and a dressing room. Furthermore, the property has underfloor insulation throughout and an unvented hot water cylinder (in the loft) which provides high water pressure and hot water flow to the taps and shower alike. Externally, it benefits from a gated driveway and well-tended gardens to the front and south-facing rear. Forming part of a sought-after neighbourhood, the home has a highly desirable setting in Corstorphine as well, which provides an excellent base in easy reach of amenities and schools while being just a 15-minute drive from the city centre.

GENERAL FEATURES

A bright and spacious detached bungalow
Highly desirable location in Corstorphine
Beautiful interiors finished to high standards
Views to the Pentland Hills from the rear
Underfloor insulation throughout
Unvented hot water cylinder in the loft
EPC Rating - D | Council Tax band - F

ACCOMMODATION FEATURES

Entrance vestibule and hall with storage
South-facing living room with inspiring views
Shaker-inspired kitchen/dining room
Three bright and airy double bedrooms
Dressing room attached to principal bedroom
Study with versatility for creative use
Modern bathroom with four-piece suite
Electric underfloor heating to the bathroom

EXTERIOR FEATURES

Carefully maintained front garden
Enclosed rear garden with south-facing aspect
Private driveway for off-street parking



THE ENTRANCE

A beautiful home with an inviting first impression

The home opens with a vestibule and central hall, where crisp white décor and a Karndean floor provide an inviting first impression. A built-in cupboard offers storage too, before the hall flows into the living room.



ELEGANT LIVING

room with an inspiring view

Continuing the hall's styling and Karndean floor, the sophisticated aesthetic of the living room is further reinforced by a deep blue accent wall that brings another layer of elegance. It has spacious dimensions for comfy lounge furniture and a modern fireplace set into the feature wall, directly beside a built-in display unit. A south-facing picture window makes full use of the room's elevated position as well, capturing lots of natural light and a wonderful view over the rear garden all the way to the Pentland Hills.





THE KITCHEN



A Shaker-style kitchen and dual-aspect dining area



Conveniently next to the living area, the south-facing kitchen/dining room features soothing grey décor and an engineered hardwood floor. The look is complemented by a generous range of white cabinets and timber-style worktops that match the mocha tones of the floor. It also comes with integrated appliances and space for additional freestanding goods. Meanwhile, the dining area is neatly zoned beside oversized dual-aspect windows that share the same far-reaching views as the living room – a lovely backdrop for seated meals.







THREE BEDROOMS

with flexibility to suit your lifestyle



The three bedrooms are all doubles, finished with on-trend décor and plush carpets for underfoot comfort. Bedroom two has a press cupboard and bedroom three features a picture rail.



THE IMPRESSIVE PRINCIPAL SUITE



The principal bedroom stands out even further. Here, a bold accent wall projects a suave aesthetic set against a neutral backdrop. It has a box bay window for a flood of light and boasts a neighbouring dressing room with an adjacent study – two highly adaptable spaces that can be used to suit your lifestyle. For example, it could be easy to see these rooms used as a nursery and children's playroom, or being transformed into a luxurious en-suite (subject to planning permission).



Modern four-piece bathroom with attractive styling

A modern four-piece bathroom serves the home, providing a storage-set WC suite, a bath, and a walk-in shower enclosure. Sandy-toned tiles and complementary décor add to its attractive design, while electric underfloor heating ensures the space is cosy all year round. For optimal comfort and efficiency, the property has underfloor insulation throughout and an unvented hot water cylinder (in the loft) which provides high water pressure and hot water flow to the taps and shower alike.



THE BATHROOM



BASK IN THE SUN IN A LARGE SOUTH-FACING GARDEN

Outside, the carefully maintained front garden adds to the home's instant kerb appeal, along with a gated driveway for off-street parking. To the fully-enclosed rear, a much large garden rolls out from a generous patio, stepping down to a central lawn with further patio areas for relaxing and dining. Fringed by mature plants, the entire space is professionally landscaped and with a suntrap, south-facing aspect.





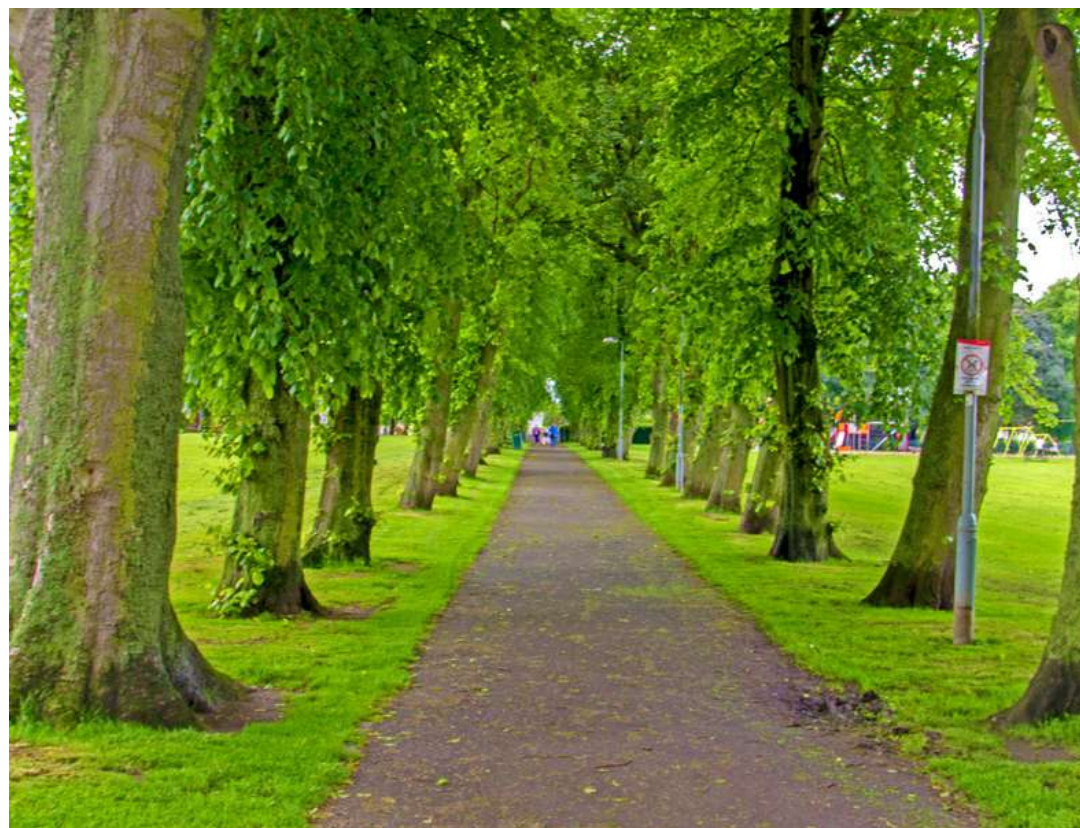
Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (ceramic hob, extractor hood, oven, microwave, full-height fridge, and full-height freezer), a dishwasher, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

CORSTORPHINE, EDINBURGH

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, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket and a 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, and tennis, badminton, and squash courts. For enjoying the great outdoors, Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those needing to travel further afield for work or leisure, Edinburgh International Airport is a short drive away, with two tram stops within close proximity.

**A desirable
residential area
lying to the west
of Edinburgh
city centre**





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