



Thorntons 
The right way to move

43 Roull Road Corstorphine

Edinburgh, EH12 7JW



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Property Summary

Set in popular Corstorphine, this well-presented and deceptively spacious terraced house offers flexible family accommodation over three floors with four bedrooms, two reception rooms, one bathroom, private gardens and a garage.

Set behind a gated front garden, a hallway welcomes you inside and leads to a generous living room. Softly carpeted and in a deep royal blue, the room benefits from a large window offering leafy views. Next door, the dining room awaits with ample space for a large table and chairs, plus the added benefit of additional built-in cupboards and a deep storage cupboard. An open-plan layout connects the room to a modern fully fitted kitchen with a door giving direct access to the rear garden.

Features

- Deceptively spacious, modern terraced house
- Sought-after and well-connected Corstorphine location
- Well-presented accommodation over three floors
- Entrance hallway with stairs
- Generous living room with a large window
- Separate dining room with ample built-in storage space
- Modern, fully fitted kitchen with garden access
- Four bedrooms, two on the first floor and two on the second floor, plus attic space for additional storage
- Three-piece family bathroom with a shower-over-bath
- Excellent built-in storage throughout
- Private and enclosed front and rear gardens
- Detached single garage for off-street parking
- Gas central heating and double glazing



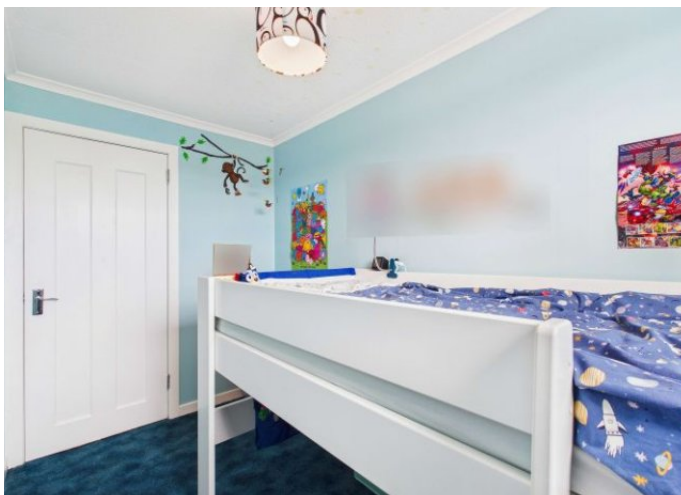








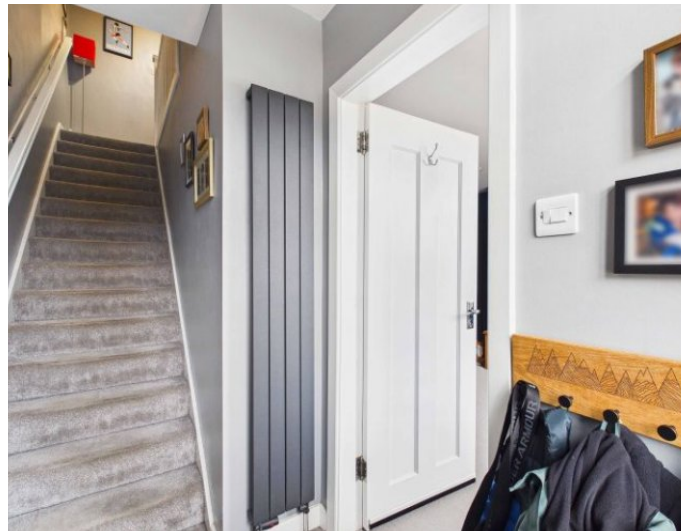




The first floor hosts two of the four bedrooms. Both bedrooms are generous doubles with large windows allowing ample natural light. Completing the first floor accommodation is a modern family bathroom with a shower-over-bath. The second floor is home to the remaining two bedrooms - both singles with one benefitting from a large built-in wardrobe. An additional generous storage cupboard, as well as further attic storage space is accessed from the landing. Fully enclosed front and rear gardens extend the accommodation outdoors, while a single garage provides valuable parking or storage. Gas central heating and double glazing complete this appealing home. Extras: all fitted floor coverings, light fittings, oven/hob and dishwasher included.



[Click here to take a virtual tour](#)





Corstorphine

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. 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 to the south.

In addition, Corstorphine provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessible.



Floorplan



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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Our Branches

ANSTRUTHER

5A Shore Street
Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street
Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

DUNDEE

James Thomson House, 8 Riverside
Road, Dundee, DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent
Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

FORFAR

53 East High Street
Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

ARBROATH

Brothockbank House,
Arbroath, DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

CUPAR

49 Bonnygate
Cupar, KY15 4BY
01334 656564
cupareaa@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edineaa@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street
St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

INVERNESS/HIGHLANDS

Kintail House, Beechwood Park, 2 Sir
Walter Scott Drive, Inverness, IV2 3BW
01463 575643
geneaa@thorntons-law.co.uk



@ThorntonsPropertyServices



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