

30 TYLER'S ACRE ROAD

Corstorphine, Edinburgh, EH12 7HZ



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A desirable and well-connected residential area, lying to the west of Edinburgh city centre





Welcome to an extended and fully-upgraded end-terrace house

sought-after Corstorphine, boasting a stunning open-plan reception room, four comfortable bedrooms, and a separate bath and shower room, in addition to secure private parking and an impressive rear garden.

This exceptional four-bedroom end-terrace house is an extended residence that offers spacious interiors, complete with modern neutral décor and high-quality finishings throughout. Made to bring families together, it features an enviable open-plan reception area and on-trend breakfasting kitchen, alongside an additional reception space as well. The spacious bedrooms are supported by a modern bathroom and a shower room. The exteriors are of an equally high standard, boasting private parking for at least two cars and a substantial rear garden with a suntrap aspect. Add a convenient Corstorphine location with easy access to excellent nearby schools, and you have a large family home that exceeds expectations.

GENERAL FEATURES

An extended and fully-upgraded end-terrace house
Convenient location in sought-after Corstorphine
Modern interiors finished to exceptional standards
EPC Rating - C | Council Tax band - E

ACCOMMODATION FEATURES

Welcoming hall with built-in cloak storage
Large open-plan kitchen/diner/lounge with:
Southerly-facing bi-folding doors to the garden
Media wall with extensive storage and shelving
Kitchen with a central island and breakfast bar
Dining room (accessible from the lounge and hall)
Separate utility room (with access to the garage)
Four bright and spacious bedrooms
Ground-floor shower room with walk-in cubicle
First-floor bathroom with an overhead shower

EXTERIOR FEATURES

Front garden with an easy-to-maintain setup
Substantial rear garden with southerly aspect
Long driveway and an integral single garage

PROPERTY NAME

30 Tyler's Acre Road

LOCATION

Corstorphine, Edinburgh, EH12 7HZ

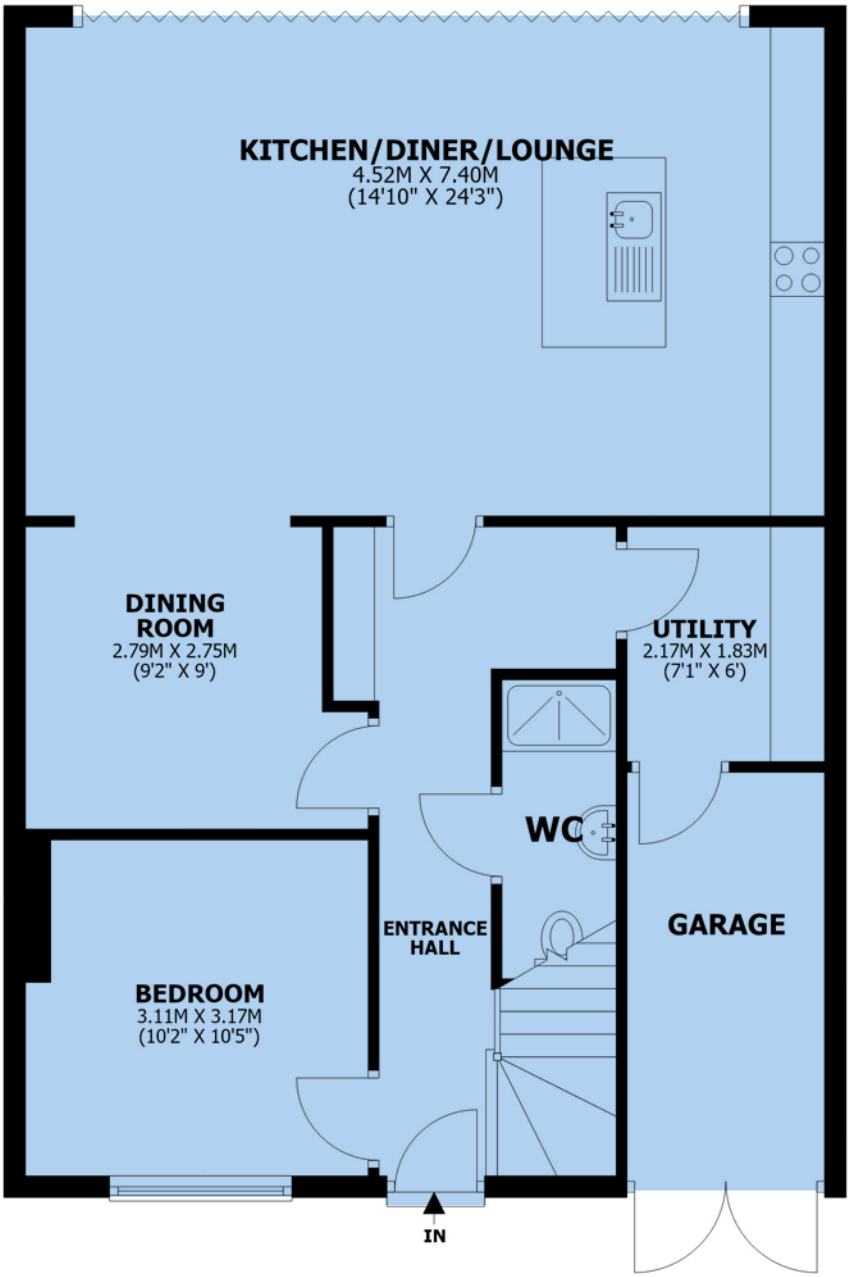
GROUND-FLOOR

FIRST-FLOOR

APPROXIMATE TOTAL AREA:

117.0 sq. metres (1258.9 sq. feet)

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



STEP INSIDE



An exceptional family home that impresses from the outset

You are welcomed inside by a hall, where neutral décor and a hardwood floor set an impressive tone from the outset. There is also built-in cloak storage to ensure a clutter-free entrance.

STUNNING OPEN-PLAN RECEPTION ROOM

The main living area is a stunning open-plan reception room that spans over 342 square feet, combining a lounge, diner, and kitchen in its expansive footprint. It maintains the styling and hardwood floor of the hall too, ensuring a sought-after blank canvas. A full media wall with extensive storage and shelving provides an extra layer of style and practicality.



Please note: This image has been virtually staged from an actual photograph of the room.



Additionally, bi-folding doors almost stretch from wall to wall, capturing a flood of natural light and a wonderful backdrop of the southerly-facing garden. The enviable space also features an open archway flowing to an adjacent dining room, which provides a more intimate setting for special occasions. Lively accent wallpaper adds the finishing touch to this space.

"...the enviable space also features an open archway flowing to an adjacent dining room..."



GENEROUSLY APPOINTED KITCHEN

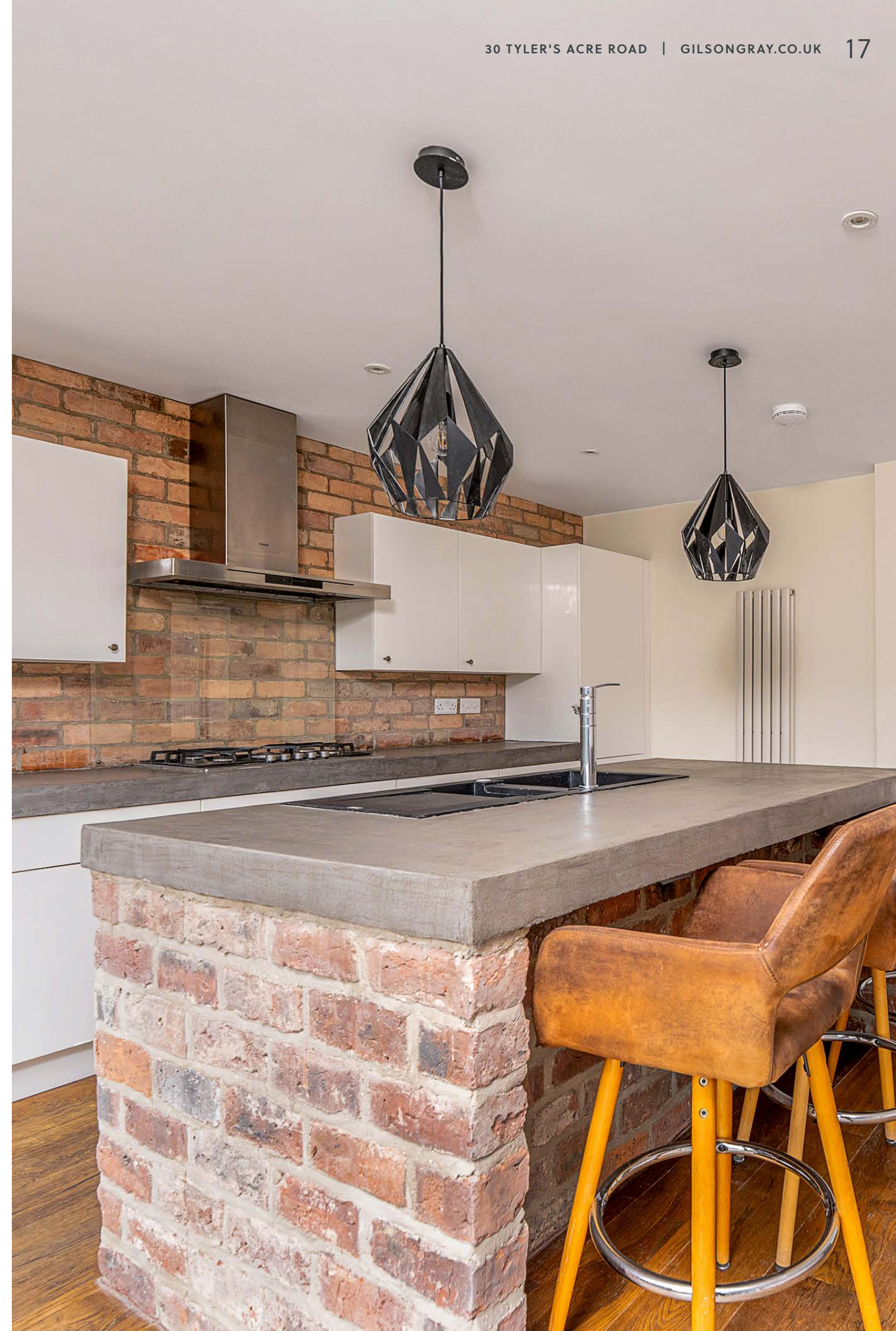
with a
breakfast island





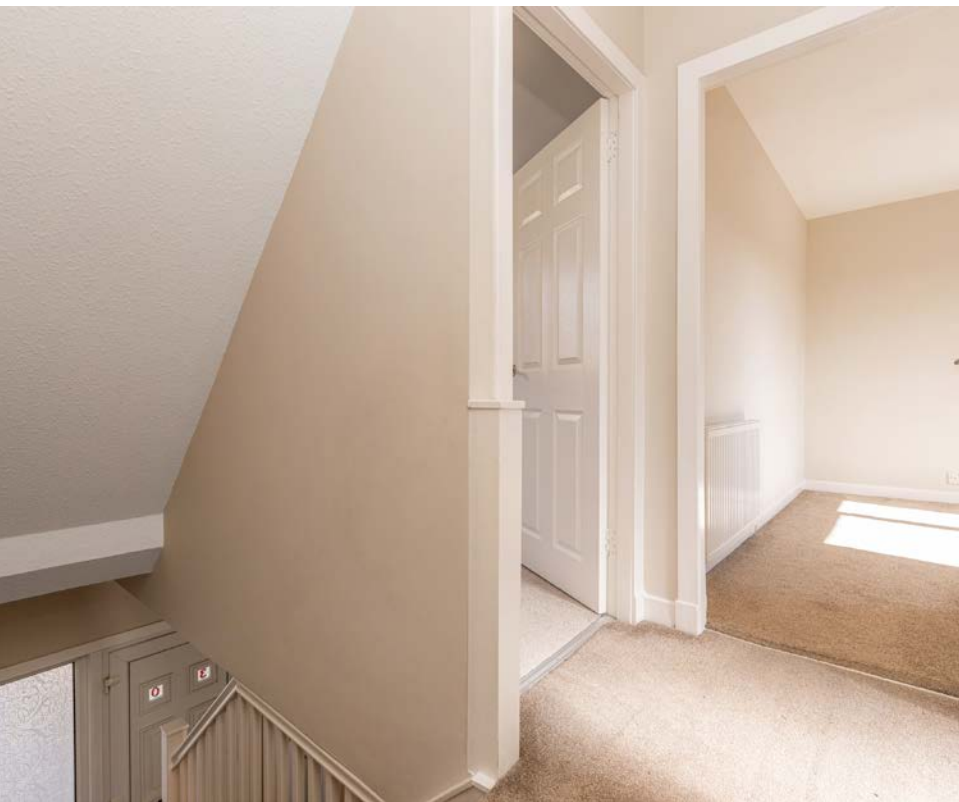
A beautiful aesthetic

Bringing further style to the open-plan reception area, the kitchen is organised around an exposed stone feature wall and a central breakfasting island with a complementary design. It boasts a generous range of white cabinets and chunky concrete worktops, reinforcing the rustic look. It is a beautiful aesthetic that perfectly suits the room. Integrated appliances bring a cohesive finish and a neighbouring utility room offers space for additional freestanding goods.



FOUR SPACIOUS BEDROOMS

promising space and versatility



The four bedrooms are all spacious and decorated in a light neutral tone and laid with soft carpet for underfoot comfort. One bedroom is on the ground floor, while the remaining three rooms are upstairs, including the principal bedroom which benefits from a fitted wall-to-wall wardrobe and additional built-in storage. Altogether, these four bedrooms ensure lots of space for families and a high degree of versatility for creative use as well.

Please note: This image has been virtually staged from an actual photograph of the room.





Altogether, these four bedrooms ensure lots of space for families and a high degree of versatility for creative use as well.



BATHROOMS



A ground-floor shower room and a first-floor bathroom

The ground floor is served by a three-piece shower room with a walk-in cubicle, while the first floor has a three-piece bathroom with an overhead shower. Both have modern designs and complementary styling as well.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (five-burner gas hob, slimline extractor, double oven, fridge/freezer, and dishwasher) 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.



A LANDSCAPED HAVEN

for the entire family





GARDEN & PARKING

Externally, the home has an easy-to-maintain front garden and a long driveway, which leads to an integral garage (with convenient access to the utility room). Meanwhile, the southerly-facing rear garden provides a landscaped haven for the entire family to enjoy. This substantial, fully-enclosed space opens with a generous decked area, stepping up to an impressively large lawn and another timber deck, creating endless opportunities for children to play and plenty of room for adults to dine and socialise in the sun. It is another asset to a home overflowing with features.

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.

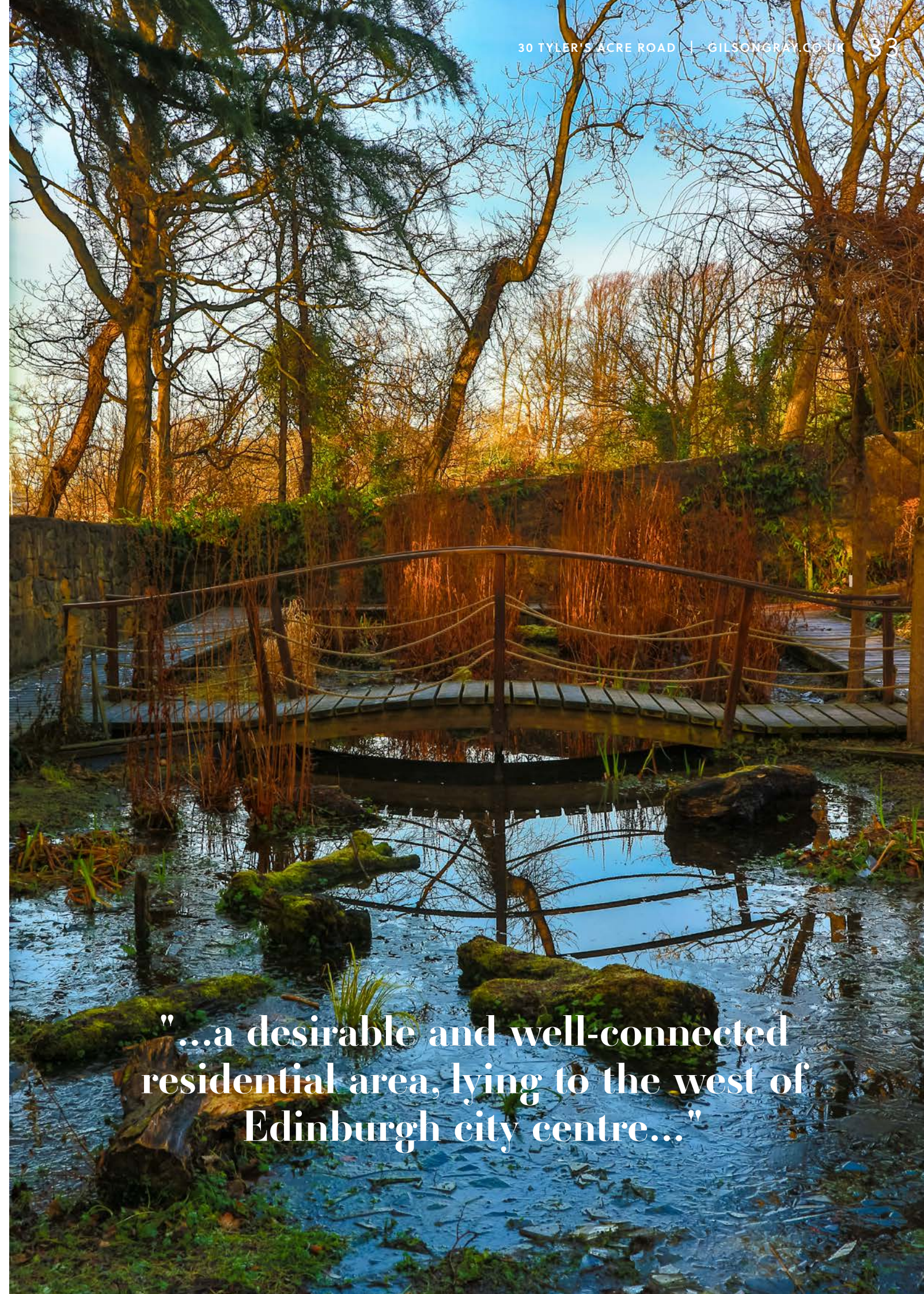




Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket and a Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors.

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.



"...a desirable and well-connected residential area, lying to the west of Edinburgh city centre..."



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