

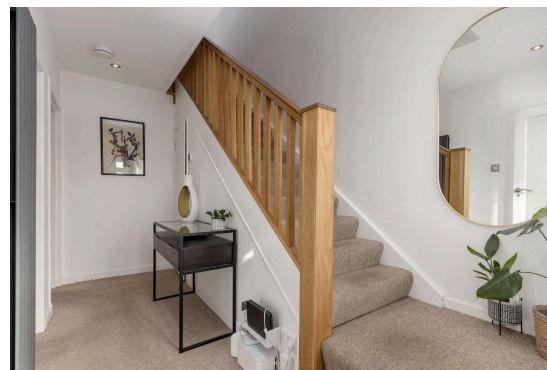
**56 Barony Terrace
Edinburgh EH12 8RF**

Offers Over £600,000

- Bay window lounge featuring decorative fireplace
- Open plan kitchen/living/dining room featuring sliding doors to garden
- Kitchen fitted with a range of floor and wall mounted units, induction hob, two ovens and integrated appliances
- Three double bedrooms with master featuring en-suite
- Family bathroom fitted with three-piece suite and mains shower over the bath
- Study
- Utility room
- W.C
- Large landscaped private garden to rear
- Off-street parking via driveway

Council Tax Band: E

Tenure: Freehold



Semi-Detached

This beautifully presented semi-detached family home, set within the highly sought-after area of Corstorphine, is sure to attract significant interest. Boasting a stunning rear extension incorporating an impressive open-plan kitchen, living and dining space, three double bedrooms, private gardens and off-street parking, this exceptional property offers ideal family accommodation. Early viewing is highly recommended.

The accommodation begins with a welcoming entrance hallway leading to a charming bay-windowed lounge, featuring a decorative fireplace that creates a warm and inviting focal point, perfect for relaxing on a winter's evening.

Undoubtedly the heart of the home is the superb extended kitchen, living and dining room to the rear. Flooded with natural light from sliding patio doors opening directly onto the garden and skylights, this versatile space is ideal for both everyday family life and entertaining. The contemporary kitchen is fitted with an excellent range of sleek wall and base units, complemented by Silestone worktops and a breakfast bar. High-quality appliances include an induction hob, two ovens, one incorporating a warming drawer, providing everything required for modern family living. The property offers three generous double bedrooms arranged over two floors. The master bedroom, located on the upper level, benefits from built-in wardrobes, a stylish en-suite shower room and stunning views towards the Pentland Hills. A modern family bathroom is fitted with a three-piece suite and mains shower over the bath. Further accommodation includes a dedicated study, ideal for home working, a spacious utility room providing excellent storage and appliance space, W.C and a substantial eaves storage area. The property also benefits from gas central heating and double glazing throughout. Externally, the beautifully landscaped rear garden provides a wonderful outdoor retreat. A large patio area offers the perfect setting for summer dining and entertaining, while the remainder of the garden is laid to lawn and bordered by mature planting. Two garden sheds provide useful additional storage. To the front, a driveway offers convenient off-street parking for up to two vehicles.

Corstorphine is one of Edinburgh's most sought-after residential areas, popular with families and professionals thanks to its excellent balance of suburban tranquillity and city convenience. The area benefits from superb transport links, with regular bus services, nearby tram connections, easy access to Edinburgh Airport and swift links to the City Bypass, M8 and M9 motorway networks.

Residents enjoy a wide range of local amenities, including supermarkets, independent shops, cafés, restaurants and leisure facilities, while The Gyle Shopping Centre offers an extensive selection of high-street retailers and dining options. The area is also well served by highly regarded primary and secondary schools, making it particularly attractive to families.

For those who enjoy the outdoors, Corstorphine Hill, Cammo Estate and several nearby golf courses provide excellent opportunities for recreation, while David Lloyd Edinburgh and other sports facilities are within easy reach.

Viewing by appointment on 0131 337 1800



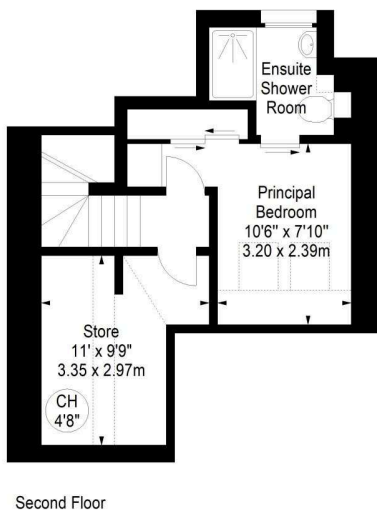
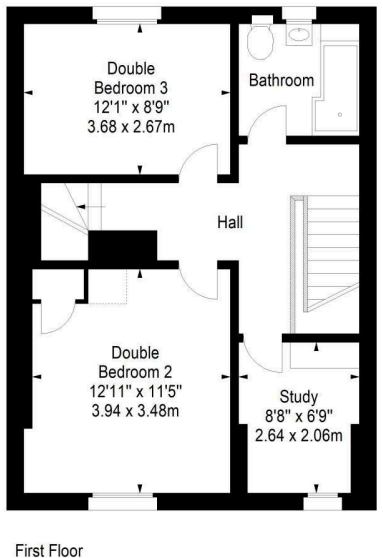
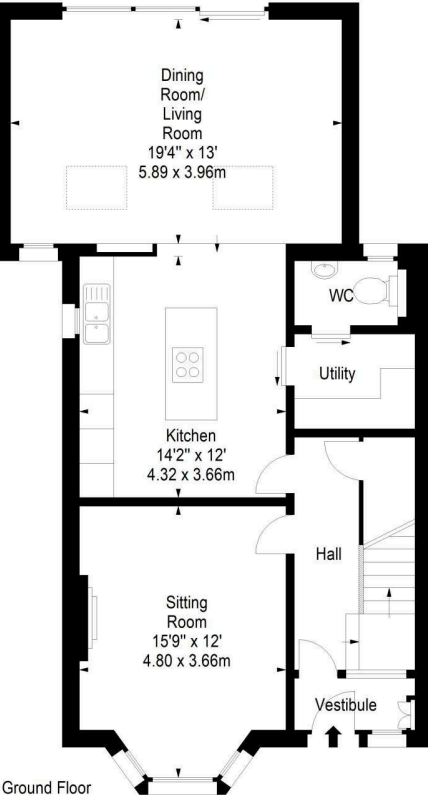


Barony Terrace, EH12 8RF



Approx. Gross Internal Area
1653 Sq Ft - 153.56 Sq M
For identification only. Not to scale.
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Key :-
CH = Ceiling Height



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