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22 Hillview Road

Corstorphine | Edinburgh | EH12 8QL

Occupying a substantial corner plot within one of Edinburgh's most prestigious and highly sought-after residential districts, this impressive detached bungalow offers exceptionally spacious and flexible family accommodation, thoughtfully extended to provide a versatile layout over two levels. Enjoying attractive open aspects and generous private gardens, creating a superb family home in an outstanding location.

- 5 Bedrooms
- 3 Public Rooms
- 2 Bathrooms
- Garage and Driveway
- Front and Rear Gardens
- EPC Rating – D
- Council Tax Band - G

Description

The accommodation is entered via a welcoming entrance vestibule which leads into a broad and inviting reception hallway. This central space provides access to the ground-floor accommodation and incorporates a staircase rising to the upper level. To the front of the property, the elegant sitting room is flooded with natural light through a large bay window and features an attractive fireplace, creating a warm and comfortable focal point. A separate formal dining room offers an ideal setting for family meals and entertaining and benefits from a glazed door opening directly into the spacious conservatory. The impressive conservatory provides an excellent additional living area, enjoying delightful views over the rear garden and direct access to the outdoor space, making it perfect for year-round enjoyment. The kitchen is fitted with a range of wall and floor-mounted units, offering ample storage and workspace, with a pleasant outlook to the rear garden. The ground floor further accommodates two generously proportioned double bedrooms, a contemporary family bathroom fitted with a modern white three-piece suite, a separate shower room, and a separate WC, providing excellent practicality for family living.

There are three further bedrooms, comprising two spacious double bedrooms and a third well-proportioned double, offering excellent flexibility for families and guests alike. Each room provides comfortable accommodation, with scope to be utilised to suit individual needs. A separate study provides a dedicated space for home working, studying or hobbies, making the layout particularly well suited to modern lifestyles.

The property benefits from gas-fired central heating and double glazing throughout, ensuring comfort and energy efficiency.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

Externally, the home occupies a large and beautifully established corner plot with gardens extending around all sides of the property. The outdoor space provides excellent scope for relaxation, gardening, and family activities. A private driveway offers ample off-street parking and leads to a detached garage, providing further storage and secure vehicle accommodation.

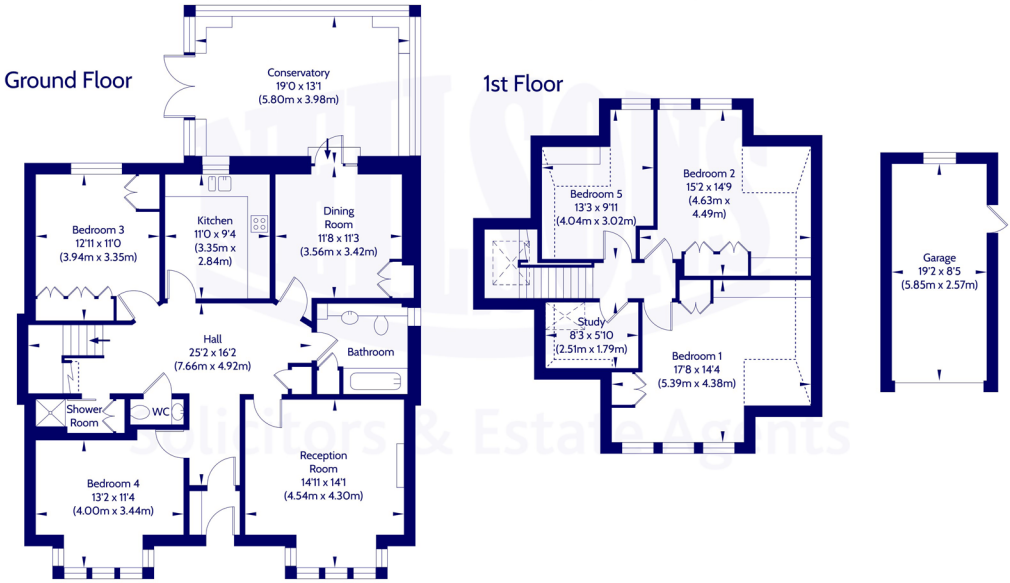
Viewing

By appointment through Neilsons (0131 625 2222).

Location

Hillview Road is situated within the highly regarded Corstorphine area of west Edinburgh, offering an appealing residential setting that combines a peaceful neighbourhood atmosphere with convenient access to a wide range of local amenities. Nearby Corstorphine provides an excellent selection of shops, supermarkets, cafés and restaurants, while further retail facilities can be found at The Gyle Shopping Centre and Hermiston Gait Retail Park. The area is well served by public transport, with regular bus services and nearby rail and tram connections providing convenient access to Edinburgh city centre and surrounding areas. Edinburgh Gateway and South Gyle railway stations are both within easy reach, while Edinburgh Airport is also readily accessible, making the location particularly convenient for commuters and frequent travellers. For those who enjoy outdoor recreation, Corstorphine Hill offers attractive woodland walks and scenic viewpoints, with a variety of parks and green spaces available nearby. The property is also well positioned for access to the city's wider road network, including routes towards the City Bypass, M8 and M9, making this an excellent location for a range of buyers seeking a well-connected home in an established residential area.

Approx. Gross Internal Floor Area 185 Sq M / 1988 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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