19 Turnhouse Road

Corstorphine, Edinburgh, EH12 0AX



RALPH SAYER
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Welcome to a fully-refurbished

semi-detached house



This large three-bedroom semi-detached house has been thoroughly refurbished to an exceptional standard. It offers a blank canvas of décor throughout, along with a brand-new dining kitchen, en-suite, family bathroom, and shower room. Freshly renovated throughout, it also incorporates the following completely new: the roof, wiring, plumbing, radiators, gas boiler, and double glazing throughout. Plus, it has an impressive living area which maximises space and light. This outstanding, move-in ready home further boasts private allocated parking and lots of garden space that captures daily sun.

Additionally, it has a sought-after location as well, positioned on the edge of Corstorphine. It is set beside a massive public park, with nearby schooling and excellent local amenities, including The Gyle Shopping Centre (which is a five minutes' drive away). Offering easy access to the airport and under 20 minutes by car from the city centre, it is a fantastic place for families and city professionals alike.

General Features

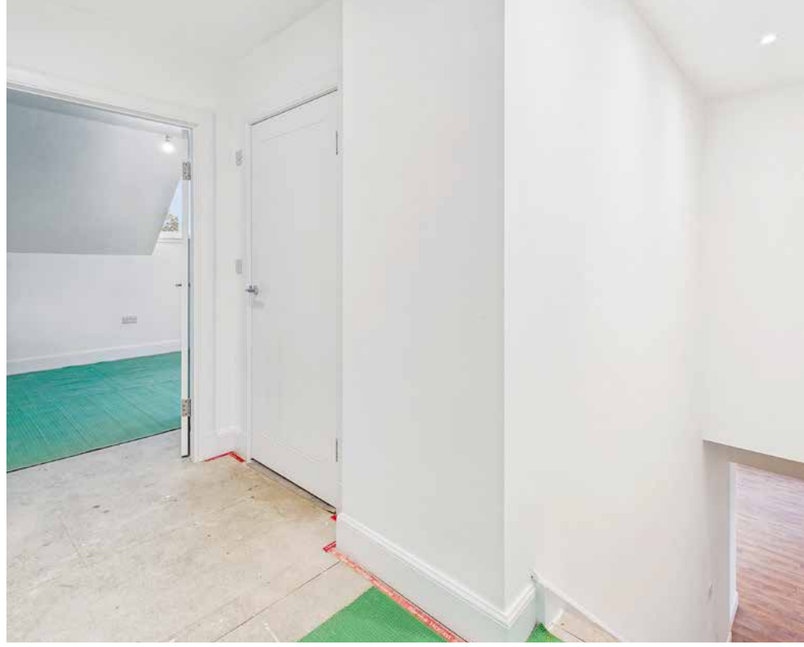
- A large, fully-refurbished semi-detached house
- Sought-after location on the edge of Corstorphine
- Neutral interiors and all-new fixtures and fittings
- Kitchen and bathroom facilities all brand new
- Renovated with new roof, wiring, plumbing, and boiler

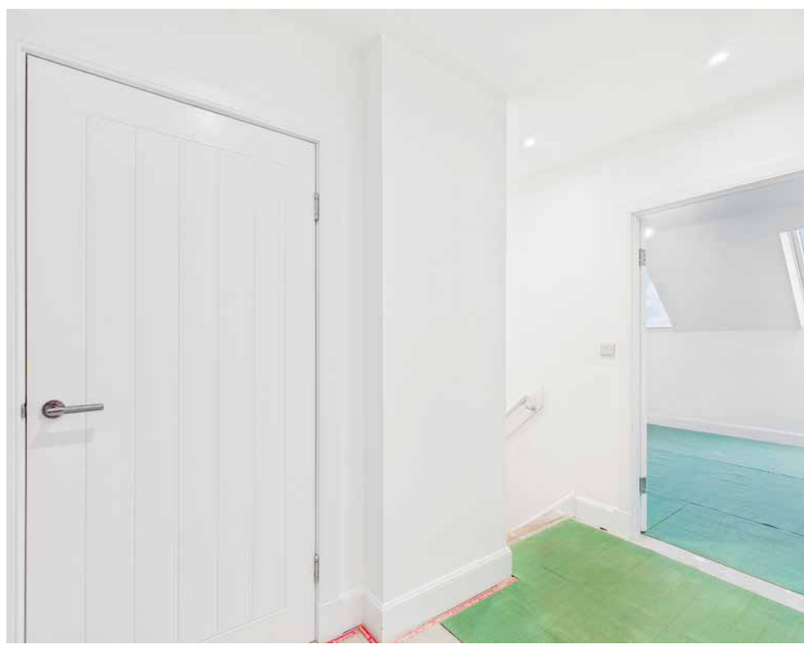
Accommodation Features

- Welcoming entrance hall that sets the standards
- Expansive living room with triple-aspect windows
- Stylish kitchen/dining room with integrated appliances
- Three double bedrooms with dual-aspect windows
- Premium en-suite shower room with walk-in shower
- Ground-floor shower room with walk-in shower
- Bathroom on the first floor with claw-footed bath
- All-new gas central heating and double glazing

Exterior Features

- Carefully maintained front, side, and rear gardens
- Private off-street parking with two allocated spaces





Step inside a

move-in ready home

finished to high standards

Upon entering, you are welcomed by a hall that provides buyers with a strong first impression. Crisp white walls and a hardwood floor promise a sought-after blank slate that is easy to personalise.

expansive

living room with space for defined zones

The ideal setup for summer entertaining

Maintaining the hall's styling, the living room has that fresh appeal. It also has an impressive amount of floorspace allowing for a wide choice of comfy furnishings, with ample scope for multiple layouts and defined zones. Triple-aspect windows add to the light and cheerful environment, while patio doors connect to the garden creating the ideal setup for summer entertaining and those with young children.

Bring family & friends together

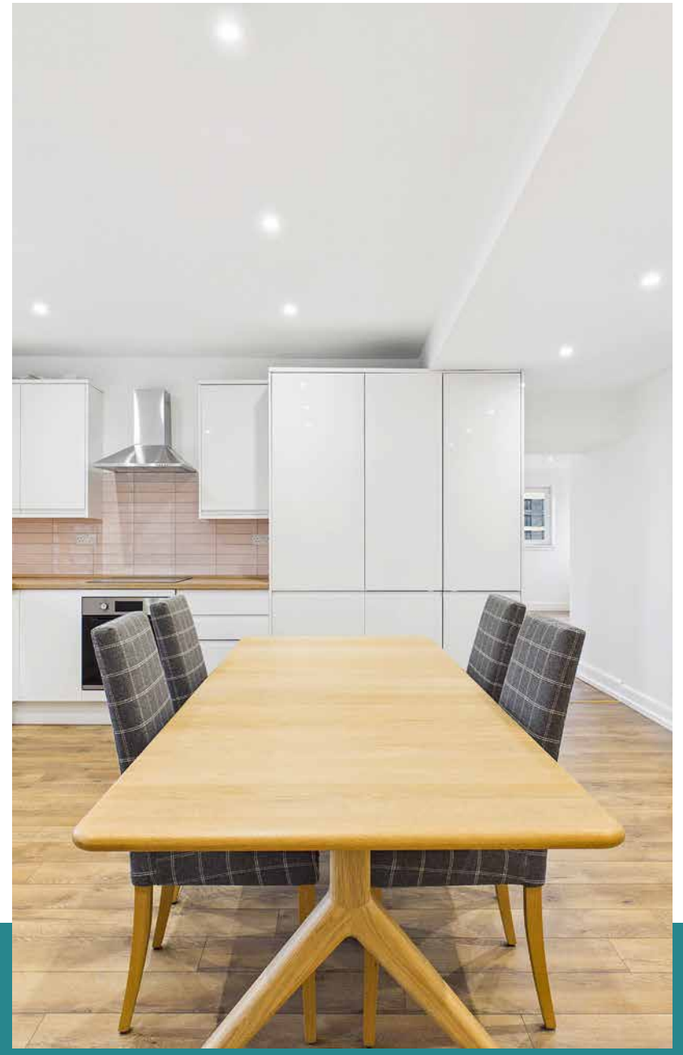
in a stylish kitchen and dining room







A sociable setup for evening meals and lively dinner parties



The kitchen/dining room has a large footprint to readily accommodate a table for 8 people and above – a sociable setup for evening meals and lively dinner parties. It has a fashionable aesthetic too, which enjoys the perfect balance of contemporary appeal and practicality. Handle-less cabinets in white provide generous storage, alongside wood-toned worktops and a neat line of splashback tiles that bring a subtle hint of colour to the aesthetic. The on-trend look is reinforced by integrated appliances and the hardwood floor, which can be easily cleaned after entertaining family and friends.



The three bedrooms are all doubles with dual-aspect windows. Each room is neutrally presented too, and primed for new carpeting. On the first floor, the principal and second bedrooms have the much larger footprints, the former also enjoying the luxury of a premium en-suite shower room.

Three bedrooms

offering space and versatility

The third bedroom is on the ground floor, which lends itself to alternative uses, such as an office or additional reception space.

(if preferred)

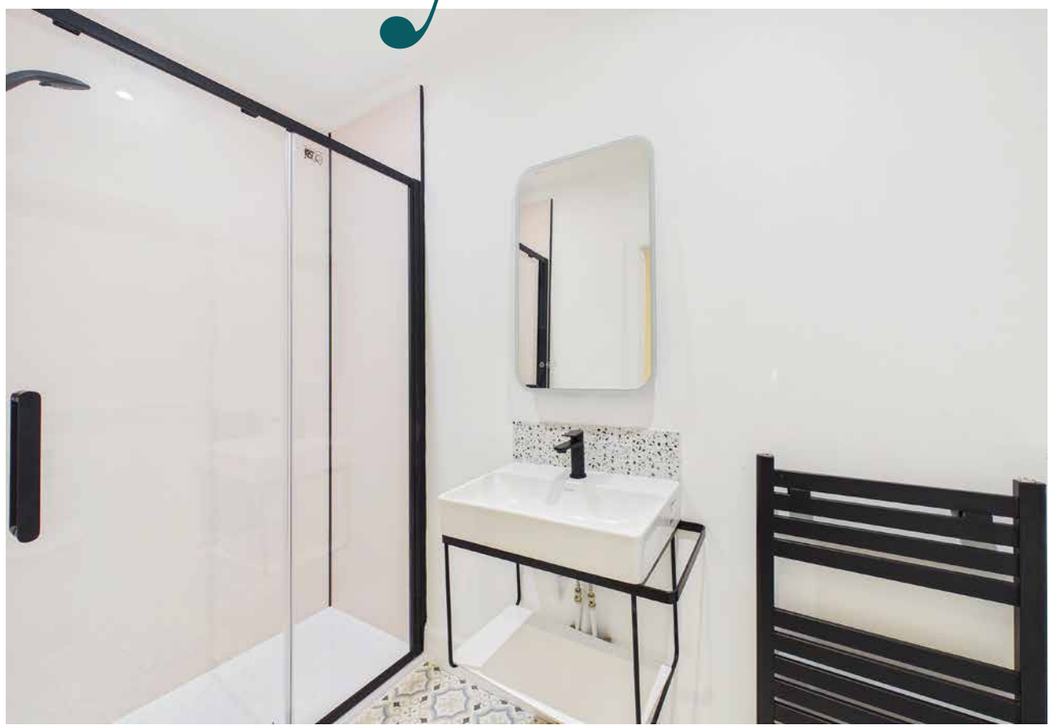






Luxury

bathroom facilities on both floors





In addition to the en-suite, the home has the advantage of a ground-floor shower room and a first-floor bathroom. Both have high-quality three-piece suites too, incorporating designer fixtures and fittings from the likes of Duravit and Imperial. The bathroom further boasts a claw-footed freestanding bathtub, while the shower room includes a towel radiator and a walk-in shower enclosure.

Lots of outdoor space with carefully maintained lawns

Externally, the property has carefully maintained gardens to the front, side, and rear, providing lots of outdoor space that is mostly laid to lawn. It also has private off-street parking with two allocated parking spaces as well.

Extras: all fitted floor coverings, light fittings, and integrated kitchen appliances (oven, induction hob, extractor hood, fridge/freezer, dishwasher, and washing machine) to be included in the sale.

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Approximate total area:

158.7 sq. metres (1708.2 sq. feet)

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

Ground Floor
First Floor

Property Name

19 Turnhouse Road

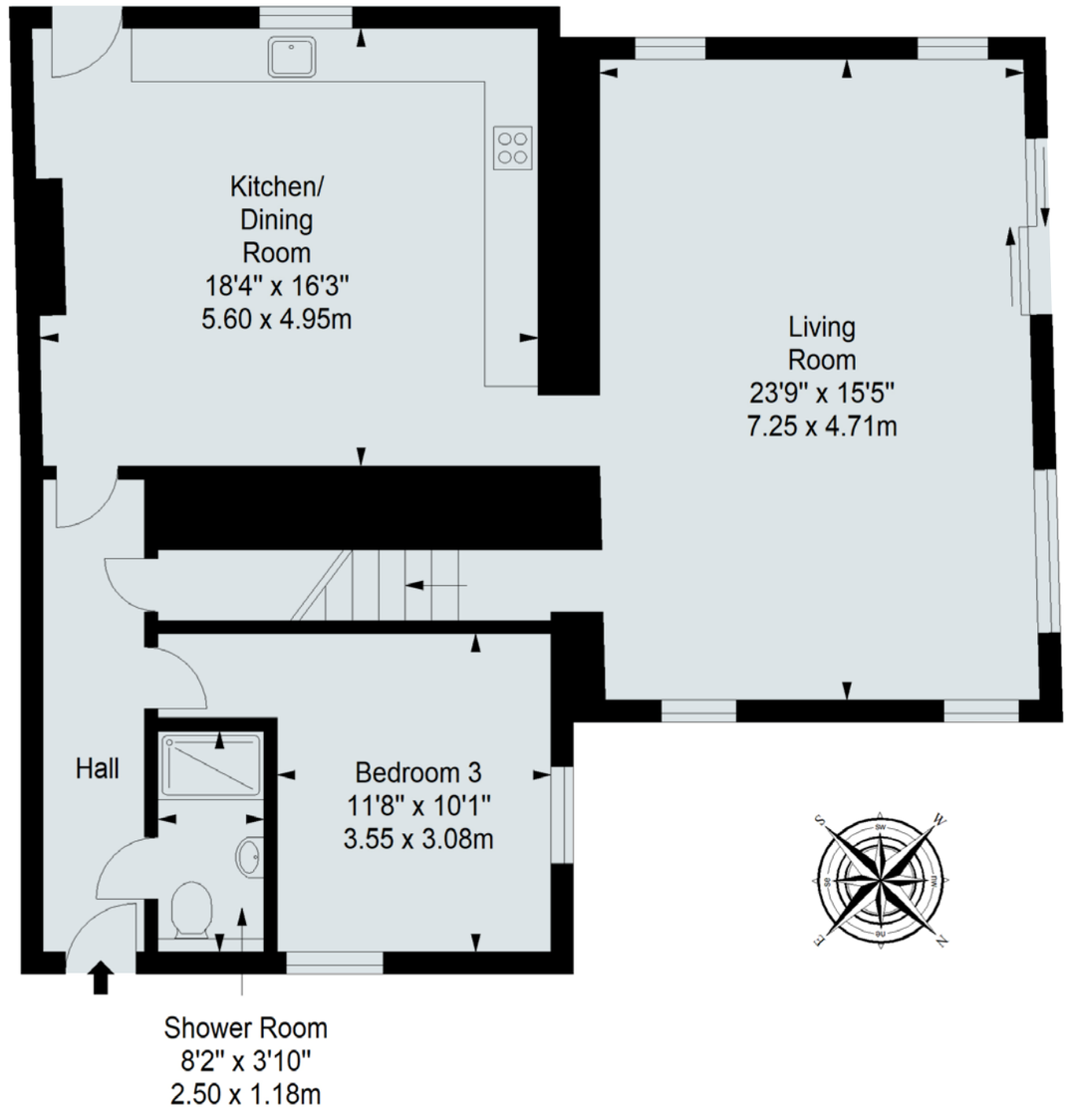
Location

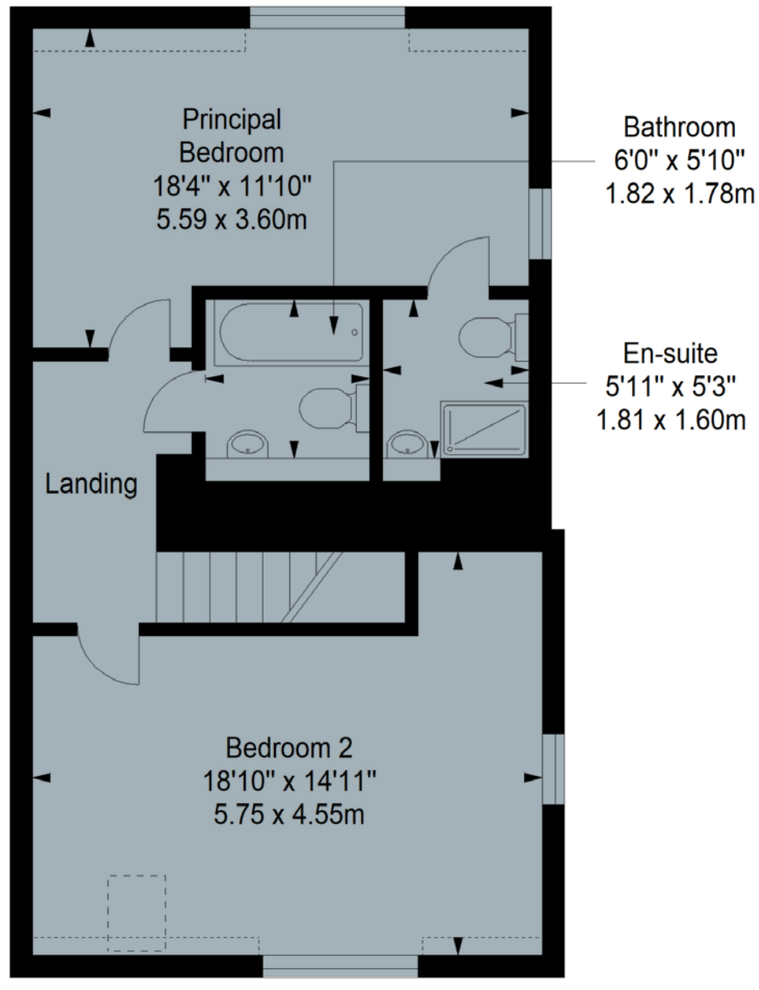
Corstorphine, Edinburgh, EH12 0AX

EPC Rating - C

Council Tax Band - C

Home Report Value - £500,000





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.

Excellent road links to the city centre, Glasgow, Fife, & to the south



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



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dream property!

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