17 Turnhouse Road

Corstorphine, Edinburgh, EH12 0AX



RALPH SAYER
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Welcome to a stunning

semi-detached house



Covering 1775 square feet, this fully-refurbished semi-detached house is a significant five-bedroom residence that is brought to market in true move-in condition. It has crisp neutral décor and all-new fixtures and fittings throughout, including a brand-new kitchen, two en-suites, a family bathroom, and a shower room. The entire home has been freshly renovated as well, incorporating the following completely new: the roof, wiring, plumbing, radiators, gas boiler, and double glazing throughout. Every inch of the home is completed with an outstanding eye for detail too, providing space, style, and luxury. An expansive living room is another highlight, offering a large footprint to bring family and friends together. Add private allocated parking for two cars and a wealth of garden space with a southerly aspect, and you have an exceptional home that meets all the needs of family life.

The property has a sought-after location beside a massive public park on the fringes of Corstorphine. It is within easy reach of schooling and excellent amenities, which includes The Gyle Shopping Centre (only a five minutes' drive away). Edinburgh International Airport is easily reached too, and it is just a 20 minutes' drive from the city centre.

General Features

- Stunning semi-detached house covering 1775 sq. ft.
- Fully-refurbished interiors with all-new fixtures
- Includes brand-new kitchen and bathroom facilities
- Renovated with new roof, wiring, plumbing, and boiler
- Sought-after location on the fringes of Corstorphine

Accommodation Features

- Hall with open flow to the kitchen and living area
- 321 sq. ft. living room with triple-aspect windows
- Ultra-modern kitchen with integrated appliances
- Five double bedrooms (one with built-in storage)
- Two high-specification en-suite shower rooms
- Contemporary shower room on the ground floor
- First-floor bathroom with a double-ended bath
- New gas central heating system and double glazing

Exterior Features

- Substantial gardens to the front, side, and rear
- Private off-street parking with two allocated spaces
- Awaiting planning permission for a private driveway

Enter a luxurious five-bedroom home that

impresses from the outset

Stepping into the home, an entrance hall provides a hint of the high-quality interiors to follow. White décor and a hardwood floor set the scene, while an open flow through the kitchen to the living room adds to the contemporary appeal.

Relax in comfort

in an expansive living room
with an indoor-outdoor flow





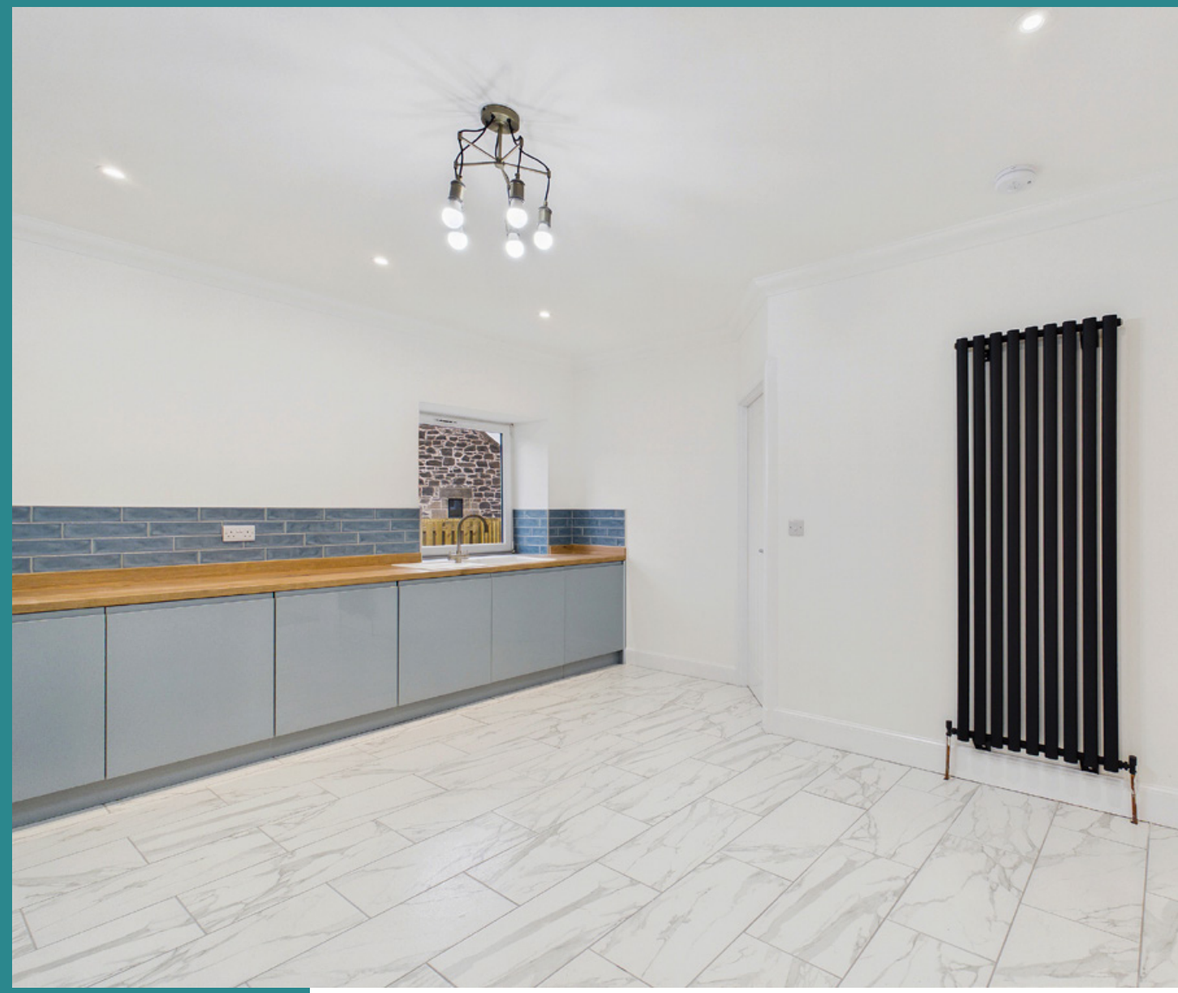
The living room spans an impressive 321 square feet promising lots of space for everyone to relax in comfort. Neutral décor allows for easy personalisation, as the hardwood floor brings a warm finish to the space. Triple-aspect windows flood the room in natural light as well, while patio doors extend out into the suntrap garden providing an indoor-outdoor flow for summer social events.

A new ultra-modern

kitchen and dining room

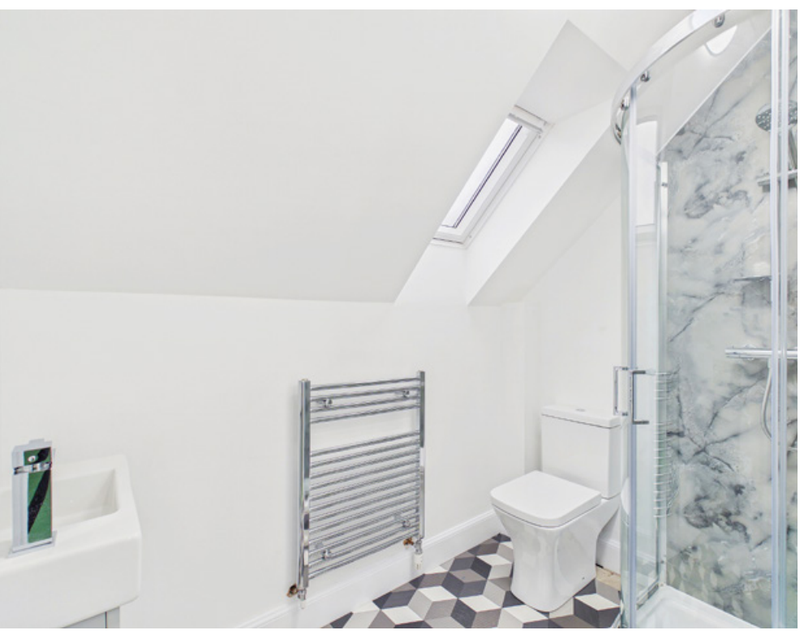
Spend
quality
time together





Covering 214 square feet, the kitchen/dining room share a large footprint, ensuring family and friends can all gather round a table to spend quality time together alongside a delicious meal. A generous range of handle-less cabinets offer all the storage you could need, with the dove grey colour palette complementing the wood-toned worktops and aqua-hued splashbacks. It is a highly effective, ultra-modern design that enjoys a cohesive finish thanks to a full range of integrated appliances.







Bedrooms for large families seeking flexible space

The five double bedrooms all maintain the neutral styling, with each room primed for new carpets. Two rooms are at ground level, with the three remaining bedrooms on the first floor. It ensures ample space for large families and multi-generational living, as well as the flexibility for those looking to extend their family or use bedrooms as additional reception space

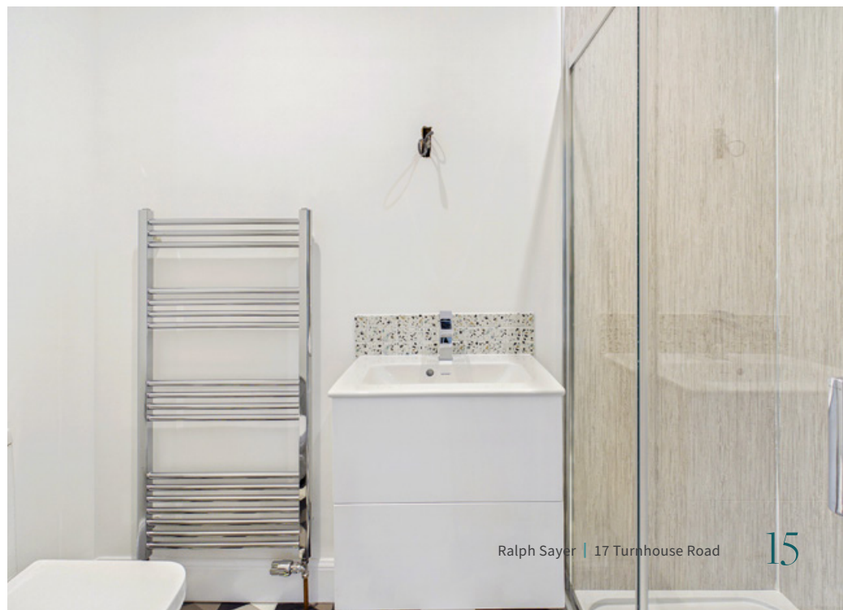


Principle bedroom

Best of all, the principal and second bedrooms both have their own en-suite shower room for added convenience and luxury.









Additionally, many of the rooms have dual-aspect windows and the fifth bedroom has built-in storage.



Generous bathroom facilities

that are all new



With two en-suites, a ground-floor shower room, and a first-floor family bathroom, waiting times will be kept to a minimal even for larger families. All the facilities are finished to a high specification too, providing style and practicality in equal measures.

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.

Substantial gardens

that catch sun throughout the entire day

To complement the sprawling interiors, the home also boasts substantial garden space to the front, side, and rear, catching all-day sun from the northeast, southeast, and southwest. The gardens are enclosed and predominantly laid to lawn too, offering lots of room for children to play and for summer gatherings. Furthermore, the property has private off-street parking with two allocated parking spaces as well. It is also awaiting planning permission for a private driveway.



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Property Name

17 Turnhouse Road

Location

Corstorphine, Edinburgh, EH12 0AX

Approximate total area:

164.9 sq. metres (1775.0 sq. feet)

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

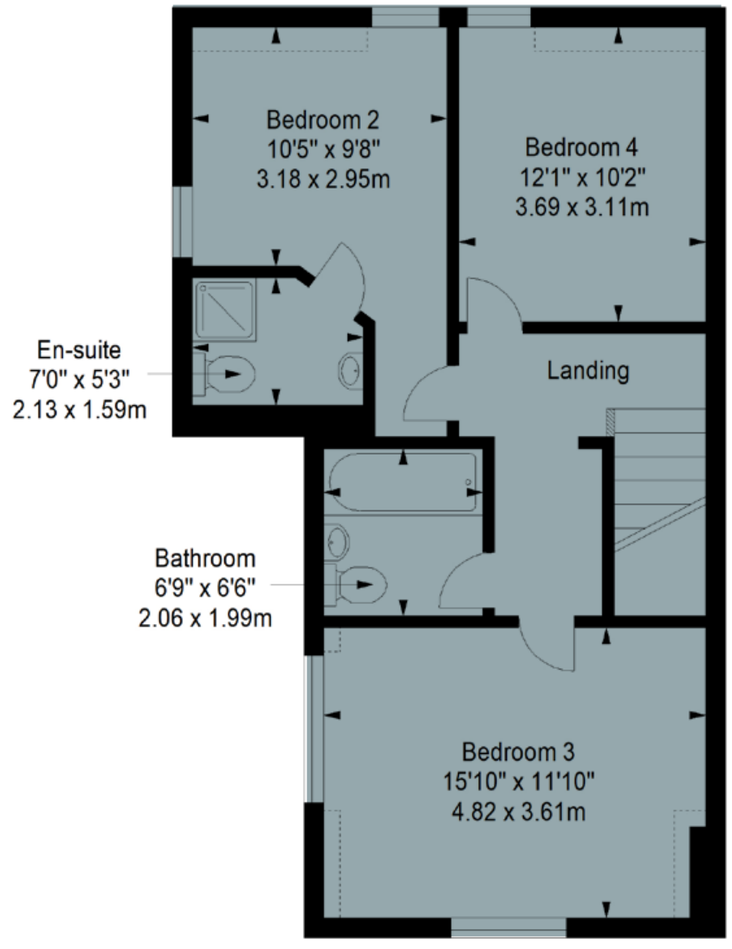
- Ground Floor
- First Floor

EPC Rating - C

Council Tax Band - C

Home Report Value - £550,000





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. Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area.



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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.



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dream property!

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