NEILSONS

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Offers Over

£570,000

35 Corstorphine Hill Gardens

Corstorphine | Edinburgh | EH12 6LB

An exceptional opportunity has arisen to acquire this beautifully presented and extensively renovated four-bedroom semi-detached family home, situated within the highly regarded Corstorphine Hill area of Edinburgh. Offering generous and versatile accommodation, stylish contemporary finishes and attractive private gardens, this impressive property offers a superb modern family home.

- 4 Bedrooms
- 2 Public Rooms
- 2 Bathrooms
- Driveway and Garage
- Front and Rear Gardens
- EPC rating - C
- Council tax band - G



Description





The property is entered via a welcoming vestibule leading into the main hallway, which provides access to the principal accommodation and sets the tone for the quality of finish found throughout. The formal reception room is particularly impressive, featuring a large front-facing bay window which allows natural light to flood the room, together with an attractive south-facing open aspect. The room offers excellent proportions for both relaxing and entertaining, with fitted carpeting and a central fireplace providing an attractive focal point. The dining kitchen is a fantastic feature of the home and has been finished to an excellent contemporary standard. Fitted with an extensive range of sleek wall and base units, the kitchen incorporates a substantial central island with breakfast bar seating and solid quartz work surfaces. A range of integrated Bosch and AEG appliances are provided, while glazed doors offer a pleasant connection to the rear garden and allow further natural light into the space. There are four well-proportioned double bedrooms, each offering comfortable and versatile accommodation. The principal bedroom is particularly spacious, featuring plush carpeting, modern décor and a dual-aspect outlook to the front and side. A further double bedroom enjoys a rear-facing aspect, fitted carpeting and useful built-in storage. Another double bedroom of good proportions, featuring carpeting and an attractive open southerly aspect with views towards the Pentland hills, while the fourth double bedroom benefits from rear-facing aspects, carpeting and mirrored fitted wardrobe storage. The bathroom has been beautifully finished with a contemporary white suite, incorporating a freestanding bath and separate walk-in shower, creating a stylish and relaxing space. In addition, a separate shower room provides further convenience for family living and comprises a two-piece white suite and corner shower enclosure, complemented by striking black fixtures and fittings.

Extras

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

Gardens, Garage and Parking

Externally, the property benefits from a driveway providing off-street parking and access to the garage, with the additional advantage of an electric vehicle charging point. The rear garden provides an attractive outdoor space, incorporating a paved patio, lawn and mature planted borders. There is also convenient access to the garage from the garden.

Viewing

By appointment through Neilsons (0131 625 2222).









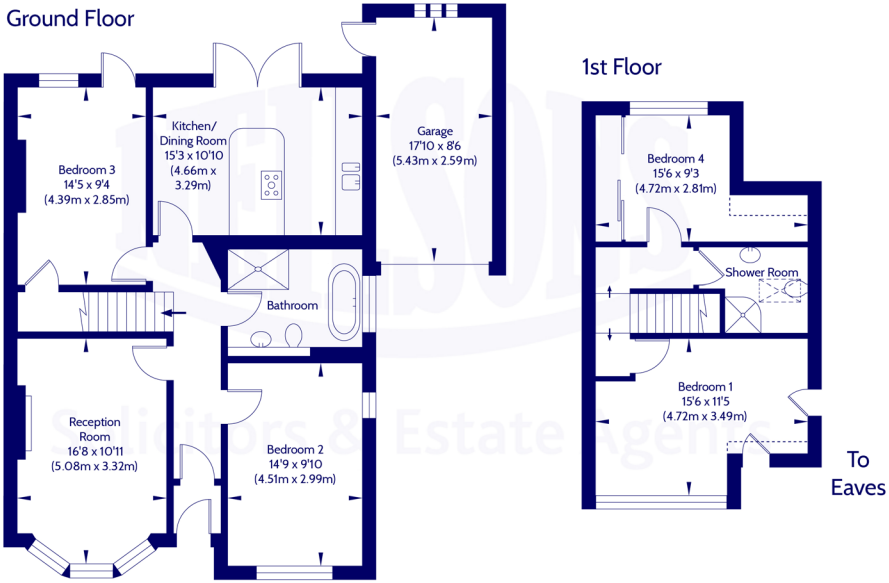
Location





The property is situated within the popular Corstorphine district of Edinburgh, an established residential area offering an excellent balance of local amenities, green spaces and convenient commuting links. The area is particularly well regarded for its attractive surroundings and access to a wide range of everyday facilities. Corstorphine High Street offers an excellent selection of independent shops, cafés, restaurants, traditional pubs and local services, while larger retail facilities can be found at The Gyle Shopping Centre, which provides an extensive range of high-street retailers, supermarkets and eateries. For outdoor enthusiasts, Corstorphine Hill Local Nature Reserve is a particular attraction, offering extensive woodland walks, open green spaces and impressive panoramic views across Edinburgh and towards the Firth of Forth. The surrounding area also provides access to a variety of recreational facilities and outdoor pursuits. There is a good choice of schooling in the surrounding area, including Fox Covert Primary School, Corstorphine Primary School and Craigmount High School, together with a selection of private schooling options within convenient reach. The area is well served by public transport, with regular bus services providing access to Edinburgh city centre and surrounding districts. South Gyle railway station and Edinburgh Gateway are also nearby, while the location is particularly convenient for Edinburgh City Bypass, the M8 motorway network and Edinburgh International Airport.

Approx. Gross Internal Floor Area 116 Sq M / 1244 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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