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78 The Paddockholm, EDINBURGH, EH12 7XR

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An appealing two-bedroom terraced bungalow enjoying a pleasant setting within a landscaped courtyard development in Corstorphine. A generous south-facing conservatory and private rear garden are standout features, offering lovely spaces for relaxing, entertaining and enjoying the sunshine.

The property has a well-cared-for feel, with bright accommodation arranged on one level, gas central heating and double glazing. While some updating would enhance the interior, it offers an excellent opportunity for buyers to introduce their own style. Understood to be one of only a handful of two-bedroom bungalows within the development, it will particularly appeal to those seeking a manageable home with useful additional space.

Accommodation

- Entrance hall with a deep storage cupboard.

- Comfortable living room featuring a fireplace with a timber surround and glazed double doors opening into the conservatory.

- Spacious south-facing conservatory providing ample room for seating and dining, with double doors leading directly into the rear garden.

- Fitted kitchen with white wall and base units, laminate worktops, tiled splashbacks and a useful breakfast bar.







VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
D

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- Principal double bedroom with mirrored built-in wardrobes and a rear-facing outlook.
- Second bedroom offering flexibility as a single bedroom, home office or hobby room.
- Tiled bathroom fitted with a bath and shower over, glazed shower screen, pedestal wash basin and WC.

Outside & Garden

The private south-facing rear garden features paved seating areas, planted borders and a tiered rockery, creating an attractive setting with scope for keen gardeners to make their mark. Direct access from the conservatory makes it easy to enjoy the outdoor space. Landscaped communal grounds contribute to the development's appeal, with unallocated residents' parking available nearby.

Location

The property is situated within the established residential area of Corstorphine, approximately three miles west of Edinburgh City Centre. Shops, cafés and everyday amenities can be found along St John's Road, while Tesco and the Gyle Shopping Centre offer further shopping options.

Leisure opportunities include David Lloyd and the woodland walks of Corstorphine Hill. Regular bus services connect the area with the city centre, and the property is conveniently placed for access to Edinburgh Airport, the City Bypass and motorway network.

Extras

The fixed floor coverings, curtains, light fittings and kitchen appliances are included in the sale.

Council tax band - D















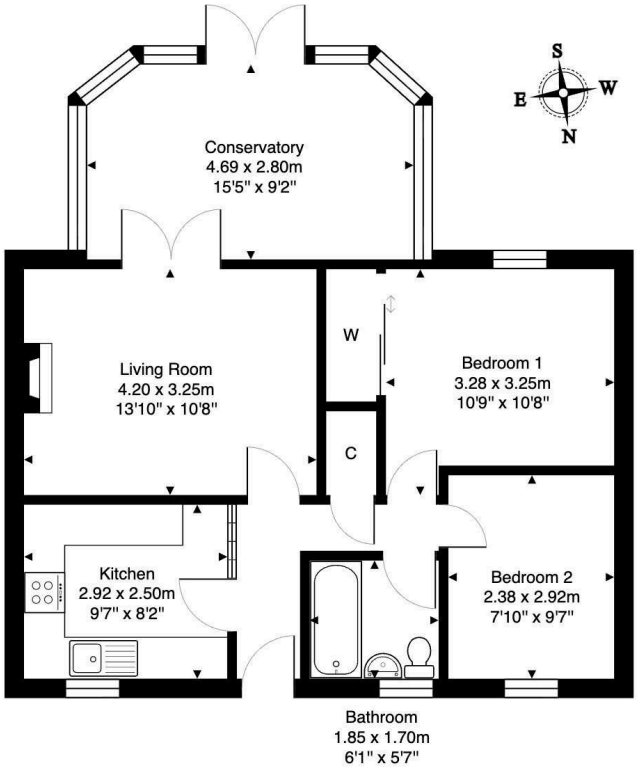








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Ground Floor

Total Area: 63.3 m² ... 681 ft²

All measurements are approximate and for display purposes only.

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Offers can be submitted in writing, fax or email:

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