



GILSON GRAY

LAW • PROPERTY • FINANCE

94 TURNHOUSE ROAD
Corstorphine, Edinburgh, EH12 8ND



END-TERRACE HOUSE IN CORSTORPHINE

Boasting three bedrooms, a generous reception room, and understated, yet stylish contemporary interiors, plus a large rear garden and a garage for private parking, this end-terrace house in Corstorphine will no doubt appeal to families looking for a well-connected home within easy reach of the city centre. As well as lying close to excellent transport links, including a train station, the house is within strolling distance of the Gyle Shopping Centre and scenic open spaces.

The home's front door is tucked to the side of the property and approached via a neat garden. An entrance hall (with storage and a WC) welcomes you inside and leads into a generous reception room. Spanning the entire depth of the property and offering fantastic flexibility for lounge and dining furniture, the living and dining room enjoys natural light throughout the day owing to dual-aspect windows, and is presented with modern grey décor and oak-styled flooring. Next door in the kitchen, an excellent selection of contemporary gloss-white cabinets are framed by contrasting black worktops and sleek white splashback tiling, and garden access also features.



- End-terrace house in Corstorphine
- Well-presented, modern interiors
- Entrance hall with storage and WC
- Generous living and dining room
- Contemporary kitchen
- Three bedrooms (two with storage)
- Four-piece family bathroom
- Neat front garden
- Large rear garden
- Single garage



WELL-PRESENTED MODERN INTERIORS



On the first floor, a landing (with storage) leads to the home's three bedrooms and a four-piece family bathroom. The bedrooms are stylishly-presented with grey décor and coordinating plush carpets, and two are accompanied by built-in storage.

Finally, the bathroom comprises a bathtub, a separate corner shower enclosure, a wall-mounted basin, and a WC. Externally, in addition to the lawned front garden, the house boasts a wonderfully spacious rear garden comprising a spacious lawn and a large decked dining terrace. Private parking is provided by a single garage within a communal block to the side of the property.

Extras: Integrated kitchen appliances comprising an oven, a hob, an extractor hood, a fridge, a freezer, and a washing machine will be included in the sale.





EPC RATING:



COUNCIL TAX BAND:

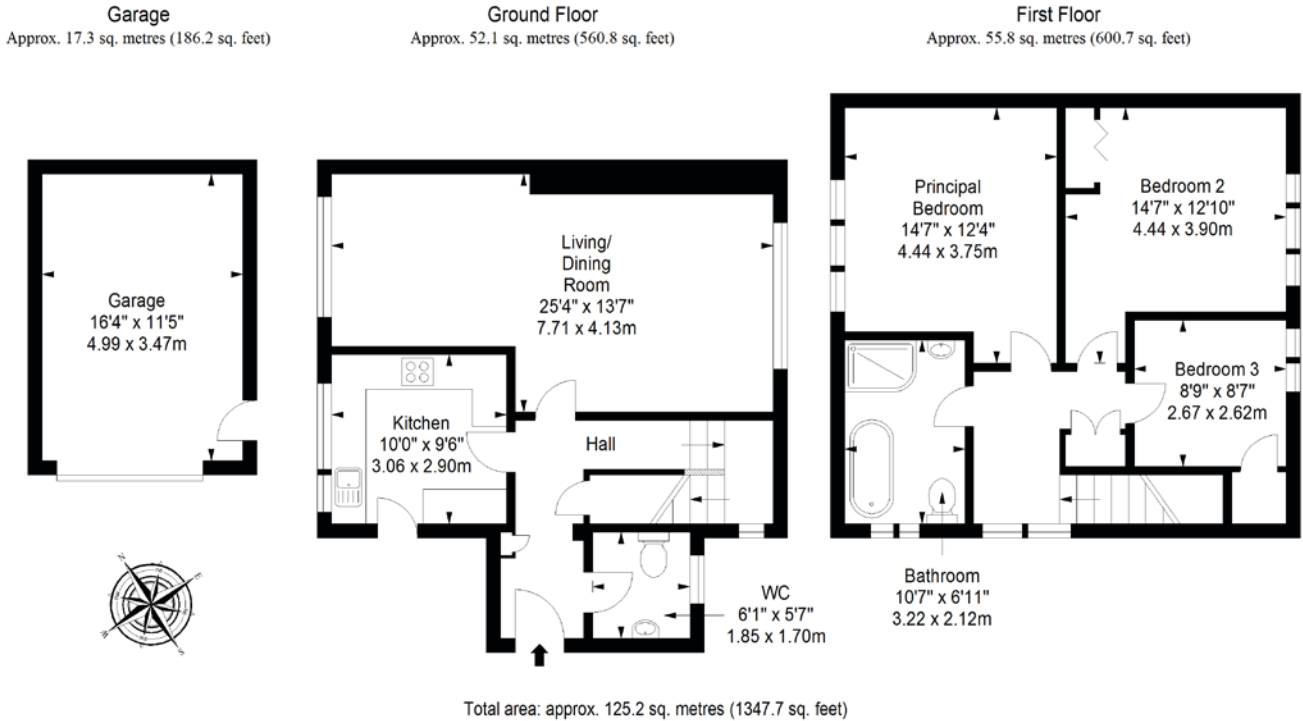


VIEWING

By appointment with Gilson Gray on 0131 516 5366.

CORSTORPHINE, EDINBURGH

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 24-hour Tesco Extra supermarket, a Sainsbury's store, and a Scotmid. 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 7-minute 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 accessed.





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