

9 Norwal Drive, Corstorphine, Edinburgh, EH12 0ED



Description

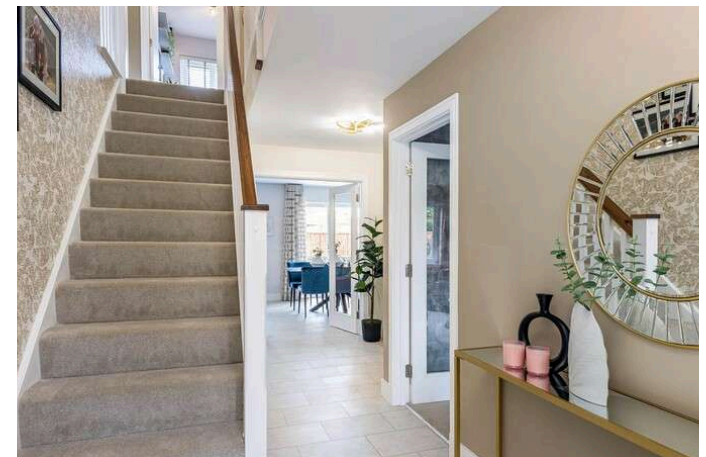
This home has been beautifully designed by CALA Homes to reflect luxury family living, featuring open plan living space on the ground floor and five bedrooms, The Crichton is the perfect family home. At the heart of the home is the kitchen/dining/family room, which is further extended out on to the rear patio via bi-fold doors. Away from the hustle and bustle of this family hub is a formal lounge, this large. A downstairs cloakroom, ample storage, utility room and integral garage cater for all practicalities. On the first floor there is a luxurious family bathroom and shower room. Four elegant double bedrooms, two of which are en-suite, all feature fitted wardrobes, while the 5th bedroom could be utilised as a study/office space.

- A south east facing garden and patio
- An open plan kitchen/family/dining area with integrated appliances included
- A flexible 5th bedroom which is also perfect as a playroom, snug or study
- Excellent storage throughout
- A utility room and integrated single garage
- Overall size of 1,817 Sq. Ft.

Images are for illustrative purposes and layouts may vary depending on the individual plot

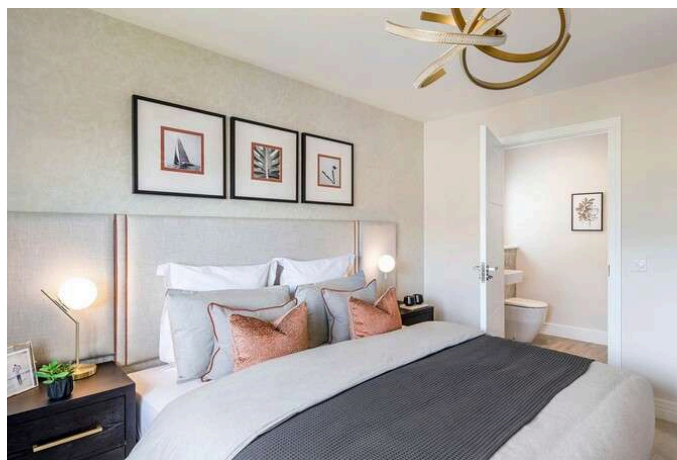
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



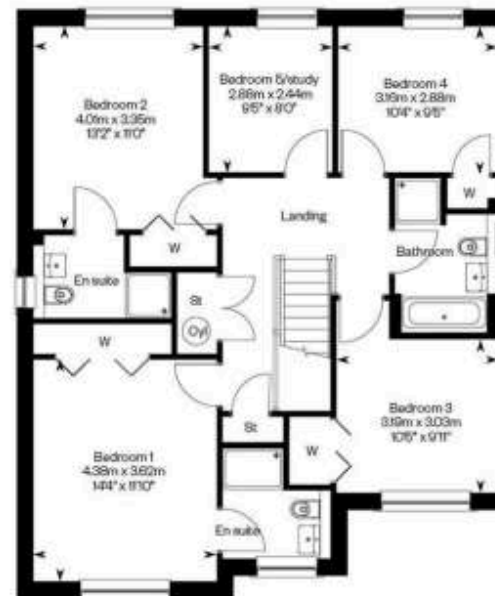
Location

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, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine 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, and 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, tennis courts, badminton courts, and squash courts. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. 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 the South





Ground floor



First floor



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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