



11 Caerlaverock Court, Corstorphine, Edinburgh, EH12 8GD

Beautifully Presented, Two-Bedroom, South-Facing, Semi-Detached Home

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Property Description

Beautifully presented, two-bedroom, south-facing, semi-detached home, with gardens and a garage. Located in a quiet, residential cul-de-sac, in the desirable Corstorphine area, west of Edinburgh city centre.

Comprises a vestibule, hall, living/dining room, kitchen, two double bedrooms and a family bathroom.

Highlights include a modern fitted kitchen, with appliances, a stylish, fully-tiled bathroom, contemporary flooring and lighting.

Tastefully finished throughout, there is gas central heating, double glazing, a loft and integrated wardrobes.

There is a lawn to the front, adjacent to a charming, shared courtyard, whilst an enclosed, rear, patio garden has a raised plant bed and a gate to the residents' street parking.

A bright entrance vestibule opens into a hallway, with storage, finished with light, neutral decor and modern, wood-effect flooring. Set to the front of the property, enjoying access to the front garden and courtyard, via a glazed, sliding door, a reception room includes built-in cupboard storage and a feature fireplace, and provides a versatile floor plan for both lounge and dining furniture. A kitchen is fitted with neutrally-toned units and wood-effect worktops, whilst appliances include an integrated oven, a ceramic hob, a concealed extractor fan, a fridge/freezer, a dishwasher, a dryer and a freestanding washing machine.

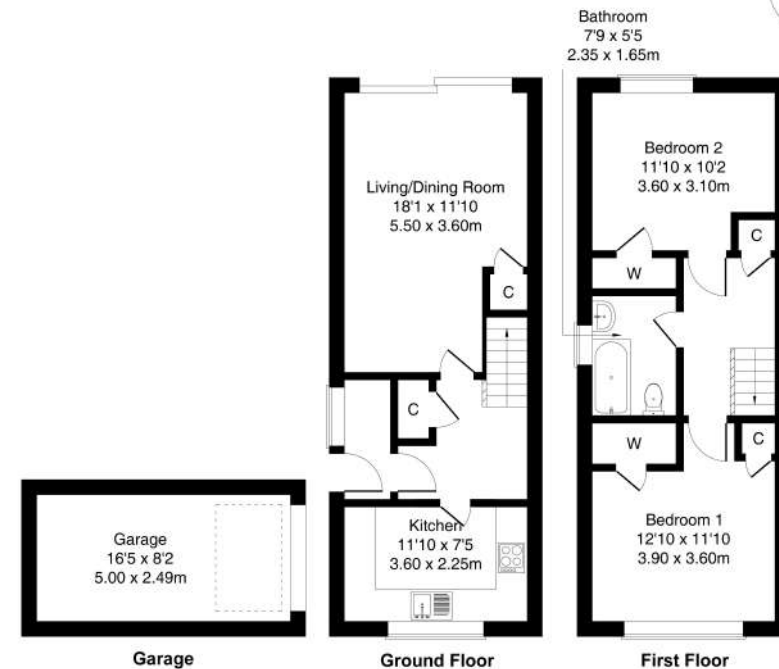
Set to either aspect, upstairs, two well-proportioned double bedrooms benefit from both wardrobe and cupboard storage and provide plenty of floor space for freestanding bedroom furniture.

Completing the accommodation, a bathroom comprises a contemporary three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls and flooring. To the rear of the property sits an enclosed private garden.



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Approximate Gross Internal Area: (936 sq ft - 87 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Corstorphine is a sought-after, established residential area with a historic village centre surrounded by an extensive range of housing types. A west-of-city location makes for quick access to the city centre, city bypass, Gyle and Gogarburn. There is local shopping throughout with a range of amenities on St. John's Road, whilst a 24-hour Tesco superstore and the nearby Hermiston Gait Retail Park and Gyle shopping

centres offer an extensive range of high-street names. Numerous family-friendly public parks and the woodlands of Corstorphine Hill are found in the area, whilst leisure facilities include a David Lloyd Club, a choice of local golf courses, and Edinburgh Zoo. The area has frequent public transport to both Edinburgh and further afield and a range of highly-regarded nurseries and schools at all levels.





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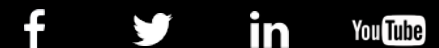
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