



**42 NORTH GYLE LOAN
CORSTORPHINE
EDINBURGH
EH12 8JH**

**OFFERS OVER
£420,000**

 **CONNELL & CONNELL** *WS*
SOLICITORS AND ESTATE AGENTS

**ATTRACTIVE
AND SPACIOUS
THREE BEDROOM
SEMI-DETACHED
BUNGALOW WITH
PRIVATE GARDENS
DRIVEWAY AND GARAGE
SET IN A VERY
DESIRABLE AREA**

VIEWING
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

Spacious semi-detached bungalow with attractive gardens and offering flexible family accommodation located in a popular residential area. There are good local amenities, with excellent shopping facilities available both at The Gyle Shopping Centre and also locally in Corstorphine. It is in the catchment area for Corstorphine Primary School and Craigmount Secondary School.

The property is in easy commuting distance of Edinburgh Park, one of Edinburgh's most prestigious business centres. The property is also convenient for access to the Airport, the city bypass and the major motorway networks. There are excellent regular bus services running nearby, with greenways to the city centre.

Leisure facilities are well catered for with The David Lloyd Leisure Centre just a short distance away and several excellent golf courses in the area including Bruntsfield, Royal Burgess and Turnhouse golf courses.

Internally the property is in good decorative order and benefits from both double glazing, gas central heating and good storage facilities.

A driveway provides off street parking and leads to a single garage with up and over door. Private garden to front and attractive fully enclosed garden to rear.

Energy Efficiency Rating: D



PROPERTY DETAILS

- * Entrance Vestibule with window to side and astragal door to hall.
- * Entrance Hall with staircase to upper floor.
- * Bright and spacious Lounge with window to rear overlooking the garden. Feature fireplace with living flame gas fire. Display alcove.
- * Dining Room with space for good sized dining table and chairs. Cupboard housing central heating boiler. Patio doors to garden. Window to side.
- * Modern and recently fitted Kitchen with matching wall and base units. Integrated gas hob, electric oven and hood. The washing machine and fridge/freezer are included in the sale. Ample work surfaces with stainless steel sink with drainer and breakfast bar. Windows to side and rear overlooking garden. Door to garden.
- * Large Double Bedroom with window to front. Built in wardrobes with hanging space and shelving.
- * Second Double Bedroom with window to front. Built in wardrobes with hanging space and shelving.
- * Family Bathroom with white three piece suite comprising bath, wash hand basin and WC. Mirrored bathroom cabinet. Two mirrors. Frosted window to side.

Upper Floor

- * Landing with space for computer table and chairs. Built in cupboard with access to large under eaves storage space.
- * Large Double Bedroom with window to rear with open outlook over the garden. Built in mirrored wardrobes with hanging space and shelving and access to a good sized under eaves storage space. Attic access hatch.
- * Shower Room with white two piece suite comprising wash hand basin and WC. Shower compartment with electric shower. Mirrored cabinet. Skylight.



EXTERNAL

A driveway provides off-street parking and leads to a single garage with up and over door, power & light. The front garden features a lawn bordered by plants and shrubs. The rear garden is fully enclosed with a patio with space for garden furniture, a large lawn and a lovely array of established plants, shrubs and trees. The garden shed is included in the sale.





Photos and Floorplan by Mike Dooley Photography 07730 560286



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.