



Offers Over

£545,000

60 Glasgow Road

Corstorphine | Edinburgh | EH12 8LN

Situated in the popular area of Corstorphine and well placed for local amenities, schools and transport links is this detached bungalow, which has been thoughtfully extended to provide well proportioned accommodation over two levels. Offering two public rooms, five bedrooms and set within front and rear gardens with the benefit of a garage and driveway, this really would make a fantastic family home and viewing is highly recommended.

-  5 bedrooms
-  2 public rooms
-  3 bathrooms
-  Private front and rear gardens
-  Garage & driveway
-  EPC rating – D
-  Council tax band – G



Description

Set over two levels, the downstairs accommodation briefly comprises entrance vestibule, welcoming hallway with Edinburgh press and understairs storage cupboard, front facing bay windowed lounge with fireplace, dining room which is also front facing with bay window and fireplace, fully fitted kitchen to the rear with two pantry cupboards and window overlooking the rear garden plus door to side, large principal bedroom with French doors out to the rear garden, en-suite wet room with door to garage, further bedroom and family bathroom with shower over bath.

Moving upstairs the light continues with a window on the half landing and there are three further bedrooms plus a bathroom with velux window.

The property further benefits from gas central heating and double glazing.



Extras

All fixtures and fittings plus the fridge/freezer, washing machine, dishwasher, gas hob and electric oven are all included in the sale.

Gardens, Garage & Driveway

A front garden with path welcomes you to the property and there is a large garden to the rear, which is mainly laid to lawn and offers an ideal environment for children and pets to play, and to enjoy outdoor dining. The rear garden can be accessed either from the side door in the kitchen or via French doors in bedroom one. There is a single garage and driveway offering off street parking.

Viewing

By appointment through Neilsons (0131 625 2222).





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, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Situated close to a variety of local high street amenities, the nearby Gyle Shopping Centre also 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 approx. 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.



Approx. Internal Area Excl. Garage 167.34 Sq M / 1801 Sq Ft.

Not to scale. For identification only.

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Ground Floor

First Floor

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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