



Offers Over

£390,000

112 Caroline Terrace

Corstorphine | Edinburgh | EH12 8QT

Nestled within a sought-after locale, this three-bedroom semi-detached house boasts a wealth of desirable features. Offering ample off-street parking, a generously sized garage, and a sprawling rear garden, this property provides both practicality and space for outdoor activities. Perfectly suited for families or those seeking additional room to grow, this home combines convenience with the appeal of a popular neighbourhood, making it an ideal choice for discerning buyers.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - E



Description

Upon entering, you're welcomed by an entrance vestibule leading seamlessly into the hallway, where a staircase and storage facilities await. The reception area offers a front aspect view, while a dining area to the rear, accessed through an archway, overlooks the peaceful garden. Located at the rear of the house, the kitchen boasts solid wood wall and base units, complemented by tiled splash areas, a pantry cupboard, and a rear porch with additional storage and a WC. The bedrooms are well-appointed, with one featuring built-in storage and a sunny south aspect overlooking the Pentlands, another enjoying a similar southernly aspect, and the third positioned with a rear aspect view over the garden, also featuring built-in storage and carpeting. Completing the accommodations is a fully tiled shower room, featuring a two-piece white suite with vanity storage and an electric shower enclosed in a glass corner cubicle.



The property has the potential to extend subject to relevant permissions.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

Parking is available with an off street driveway which leads directly to a lock up garage, great for additional storage requirements. The garage has full light and power. There is a decorative front garden to add to the appeal of the property. To the rear is an expansive enclosed garden, mostly laid to lawn making the space ideal for both children and pets.

Viewing

Please contact Neilsons on 0131 625 2222.





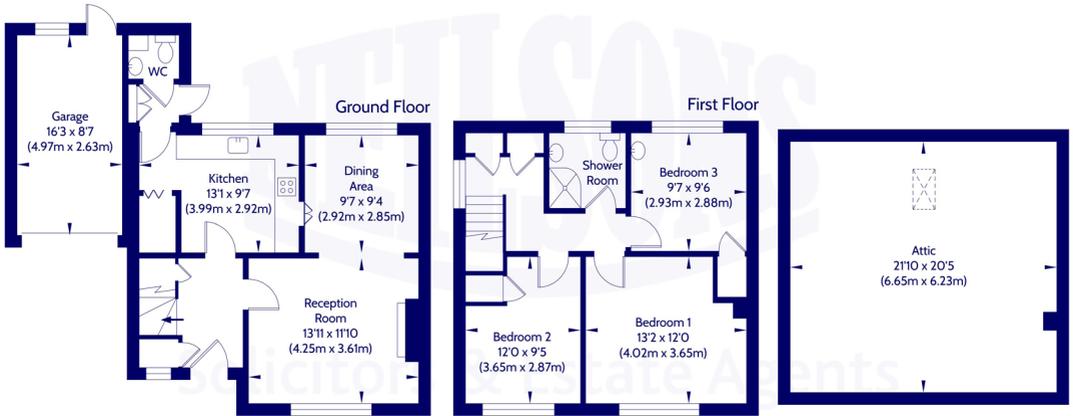
Location

The property is situated within the sought after Corstorphine area of the City, lying to the west of the City Centre. Excellent local shops and services are available within the area including Doctors surgery, banks, post office together with a Tesco's supermarket. The Gyle Shopping Centre which is just a short drive away, offers a more extensive range of shopping facilities including a large Marks & Spencers and Morrisons, to name only a few. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses are within easy reach together with Drum Brae and David Lloyd Leisure Centre. The property is ideally located for access to The City of Edinburgh Bypass linking the east and west, the Queensferry Crossing and Edinburgh's International Airport.





Approx. Gross Internal Floor Area 95.71 Sq M / 1030 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

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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