



## 5 Hillview Terrace, Corstorphine, Edinburgh, EH12 8RA

Rarely Available & Immaculately Presented, Three-Bedroom, Detached Bungalow with Garden, Driveway & Superb Views

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# Property Description

Rarely available and enjoying superb views across Edinburgh, this immaculately presented and generously proportioned three-bedroom detached bungalow boasts stylish new interiors, a large garden, and a driveway. Offering excellent development potential, this impressive family home is nestled in the heart of the ever-desirable Corstorphine area, to the west of Edinburgh city centre. Comprises an entrance vestibule, a hall, a living/dining room, a kitchen, three flexible bedrooms, and a family bathroom.

Extensively renovated to an exemplary standard, ready to move in, highlights include a high-quality kitchen with integrated appliances and a luxury bathroom suite. Further upgrades include new electrics and plumbing, freshly skimmed interior walls, a new boiler with gas central heating, and contemporary doors and lighting throughout. The property offers superb scope for expansion, with a substantial attic mirroring the current floor plan and potential to extend to the rear (subject to the necessary planning consents).

Externally, there is a multi-vehicle driveway to the front and a generous enclosed south-facing garden to the rear, bordered by tall privacy hedging and a variety of mature shrubs. Ideally positioned within walking distance of Corstorphine High Street, highly regarded local schools, excellent shopping facilities, and offering easy access to Edinburgh city centre.

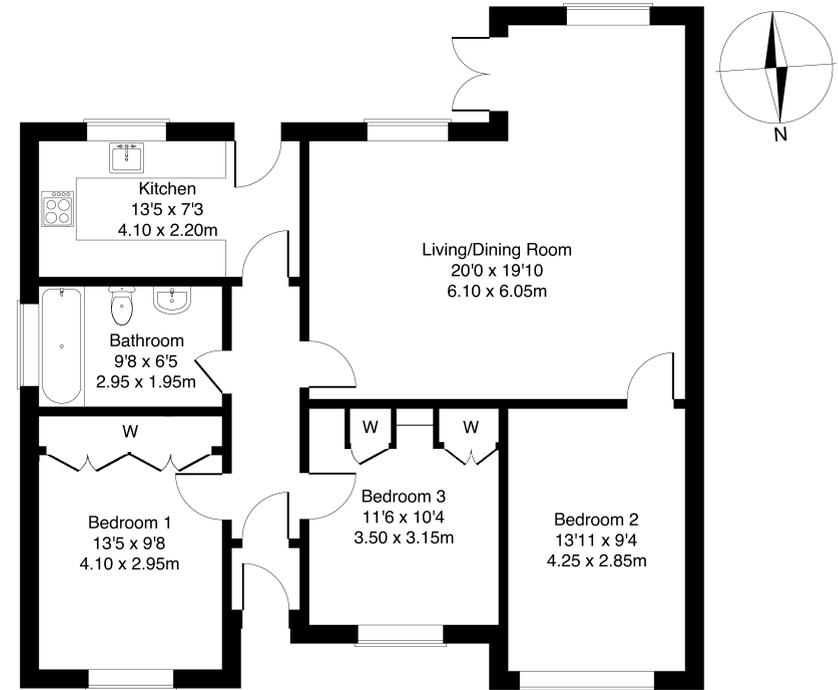
A welcoming vestibule opens into a bright entrance hall, providing access to all accommodation. Set to the rear, the impressive living/dining room enjoys a desirable glazed corner aspect with superb views across Edinburgh's skyline. Quality flooring flows seamlessly from the hall, complemented by luxurious light fittings, a contemporary electric fire, and a wall-mounted flat-screen TV included in the sale. Flooded with natural light, this superb space also features patio doors leading directly onto a raised terrace and the garden beyond. The well-proportioned kitchen offers further external access and is fitted with quality units and worktops, incorporating a stainless steel sink, with integrated appliances including a hob with an extractor hood, an eye-level double oven and microwave/grill combo, a dishwasher, a washer/dryer, and a fridge/freezer.

Positioned to the front of the property, three well-sized bedrooms are tastefully presented, each offering ample space for freestanding furniture, carpeted flooring, and contemporary lighting, with bedrooms one and three also featuring built-in wardrobes and wall-mounted flat-screen TVs. Completing the accommodation, the luxurious family bathroom is appointed with a stylish three-piece suite, including a rainfall shower over the bath, tiled splash walls, a ladder-style radiator, recessed spotlights, and bespoke shelving.



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Approximate Gross Internal Area: (980 sq ft - 91 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 highly desirable and well-established residential area, centred around a historic village hub and offering a broad mix of housing styles. Its sought-after west-of-city location provides swift access to the city centre, the city bypass, and key destinations including The Gyle and Gogarburn. A wide range of local amenities can be found along St. John's Road, with independent retailers, cafes, and restaurants, while also being complemented by larger retail options at a 24-hour Tesco superstore, Hermiston Gait Retail Park, and The Gyle Shopping Centre, all within proximity.

The area is rich in green spaces, including several family-friendly parks and the scenic woodlands of Corstorphine Hill. Local leisure facilities include a David Lloyd Club, various golf courses, and the popular Edinburgh Zoo. Corstorphine is exceptionally well-connected by frequent public transport and lies within the catchment area for some of Edinburgh's most highly sought-after and top-performing primary and secondary schools, making it a particularly attractive location for families.





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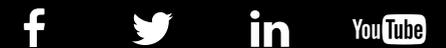
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