



105 St Johns Road, Edinburgh, EH12 6NN

Immaculately Presented & Generously Proportioned, Four-Bedroom, Three-Storey, End-Terrace Home

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Property Description

Immaculately presented and generously proportioned four-bedroom, three-storey, end terrace home, featuring a private garden. Set within a desirable part of Corstorphine, to the west of Edinburgh city centre, with the High Street just a short distance away.

Comprises a welcoming entrance hallway, spacious living room, separate dining room, fitted kitchen, four versatile bedrooms, and a family bathroom.

Finished with tasteful décor throughout and in true move-in condition, highlights include a stylish kitchen, modern bathroom, and excellent storage provision. Further benefits include gas central heating, quality flooring, multiple TV points, and double glazing throughout.

Externally, the property benefits from a private rear garden with a storage shed, and is conveniently located within easy reach of local amenities.

The entrance hallway provides access to all ground-floor accommodation. Positioned to the front, the living room features hardwood flooring, a bay window, a built-in storage cupboard, a fireplace, a central light fitting, decorative cornice, and a wall-mounted TV point. The dining room offers wood-effect flooring, a central light fitting, a built-in storage cupboard, a wall-mounted TV point, and large windows allowing for an abundance of natural light. Open to the dining area, the modern fitted kitchen is well-appointed with tiled-effect flooring, laminate worktops, a tiled splashback, spotlighting, a sink with drainer, and direct access to the rear garden. Integrated appliances include an oven and a gas hob with a canopy extractor.

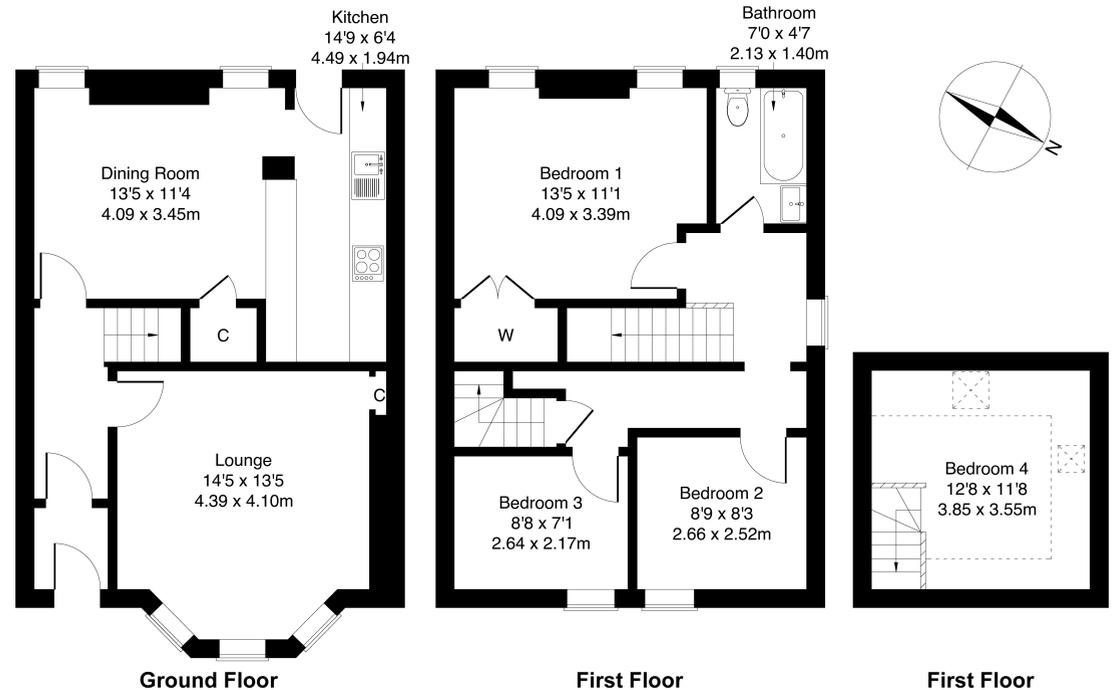
On the first floor, the principal bedroom is well-proportioned and benefits from carpeted flooring, a central light fitting, and a built-in wardrobe. Two further bedrooms on this level are also carpeted and offer flexible use, ideal as additional sleeping accommodation, a home office, or nursery. The contemporary three-piece family bathroom is fitted with tiled flooring, spotlighting, a tiled surround, a shower over the bath, and a ladder-style radiator.

The second floor completes the accommodation with a bright fourth bedroom, featuring carpeted flooring, spotlighting, a wall-mounted TV point, and Velux windows, creating a comfortable and private space, ideal as a guest room or additional principal bedroom.



105 St Johns Road, Corstorphine, EH12 6NN

Approximate Gross Internal Area: (1163 sq ft - 108 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 well served by frequent public transport links and benefits from a strong selection of highly regarded schools and nurseries at all levels.





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