



23 Barony Terrace, Corstorphine, Edinburgh, EH12 8RE

Beautifully Presented and Exceptionally Spacious, Four-Bedroom, Detached Bungalow

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Property Description

Beautifully presented and exceptionally spacious, four-bedroom, detached bungalow, with private gardens and a driveway. Rarely available, set on an enviable side street in the sought-after Corstorphine area, west of Edinburgh city centre.

Comprises a vestibule, hall, living room, kitchen, family room, conservatory, four double bedrooms, a shower room and a bathroom.

With an elevated position, there are superb southerly views across the West of the city skyline to the Pentland Hills. Further highlights include a stylish fitted kitchen with a partitioned utility area, quality flooring, modern bathrooms, central heating and double glazing.

In addition, there are tall ceilings, period fireplaces, stripped wood doors, contemporary lighting, and good storage provision.

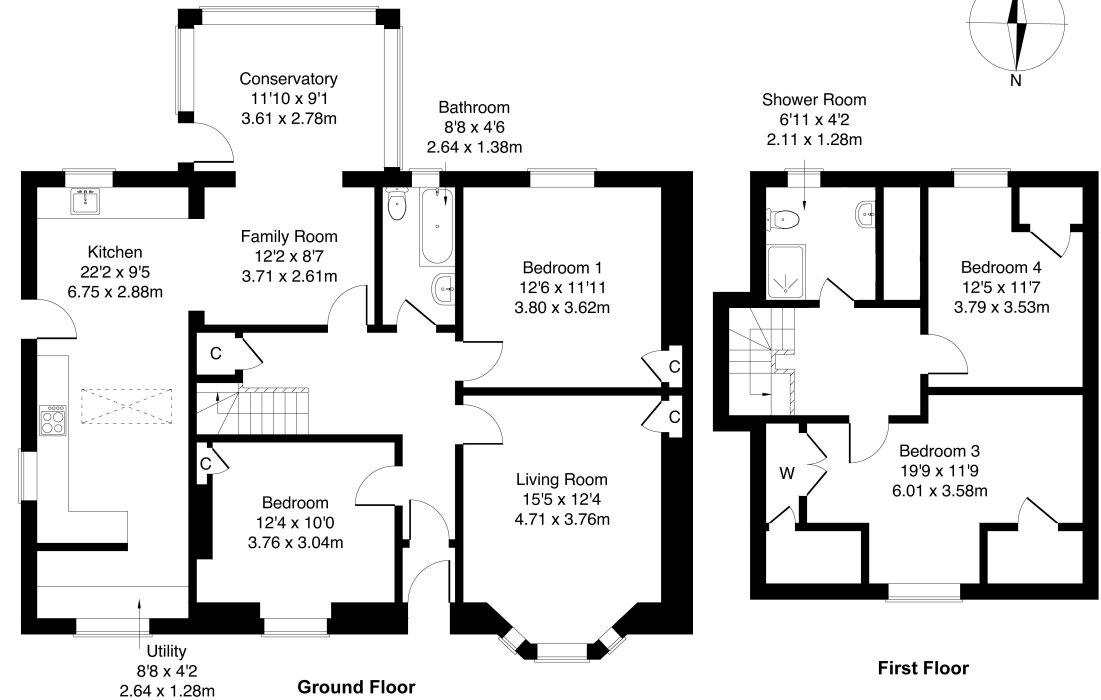
There is low-maintenance landscaping to the front, incorporating a driveway, with an electric car charging point, whilst tall hedging and established trees provide privacy. A generous, south-facing, rear garden includes a lawn, planted borders, secure bike storage, a brick-built storage shed and a wood-decked patio terrace, with access from the conservatory.

A vestibule offers ample space for outerwear, together with period tiled flooring, and opens to the main hall, featuring varnished hardwood flooring and space for freestanding furniture. Front facing is the living room, with a bay window, gas fireplace with tasteful surround, a press cupboard, cornice work and picture rail. From the hall is a flexible family space, giving access to the kitchen and to the conservatory, which offers space for a dining table, whilst highlighting the impressive skyline views. An exceptional extended kitchen space has been created, with a large skylight window, a door to the garden, space for a breakfast table and a partitioned utility area, with a worktop and front-facing window. Stylish fitted units include real wood worktops, a sink with a drainer and spray pull tap, an integrated dishwasher, a fridge, a double oven and a 5-ring gas hob. Two double bedrooms are set to opposite aspects and include period fireplaces, press cupboards and ample space for freestanding storage. A family bathroom completes the ground floor and is fitted with a modern suite including a shower unit over the bath. On the first floor, two further double bedrooms offer superb family accommodation, with front-facing bedroom three including a walk-in wardrobe, and rear-facing bedroom four enjoying the superb views. A shower is set off the upper hall, and is fitted with a modern suite and a corner cubicle.

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Approximate Gross Internal Area: (1593 ft² - 148 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 sought-after, established residential area with a historic village centre surrounded by an extensive range of housing types. A west-of-city location makes for quick access to the city centre, city bypass, Gyle and Gogarburn. There is local shopping throughout with a range of amenities on St. John's Road, whilst a Lidl, a 24-hour Tesco superstore and the nearby Hermiston Gait Retail Park and Gyle shopping centres offer an extensive range of

high-street names. Numerous family-friendly public parks and the woodlands of Corstorphine Hill can be found in the area, whilst leisure facilities include a David Lloyd Club, a choice of local golf courses, and Edinburgh Zoo. Corstorphine enjoys swift and easy access to Edinburgh Airport, The Forth Crossing and Fife. The area has frequent public transport to both Edinburgh and further afield and a range of highly-regarded nurseries and schools at all levels.





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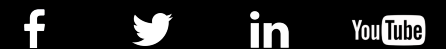
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