



Estate Agents and Solicitors

27 Roull Road, Corstorphine, Edinburgh, EH12 7JW

Light and Beautifully Presented, Two-Bedroom, Lower Villa, with Gardens

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Property Description

Light and beautifully presented, two-bedroom, traditional, lower villa, with gardens. Located on a quiet side street, in the sought-after Corstorphine area, to the west of the city centre.

Comprises a vestibule, hallway, living room, dining/kitchen, two double bedrooms and bathroom.

Highlights include a high-quality fitted kitchen, with appliances, a contemporary bathroom suite and engineered wood flooring. In move-in condition, there is double glazing, gas central heating and light, modern decor.

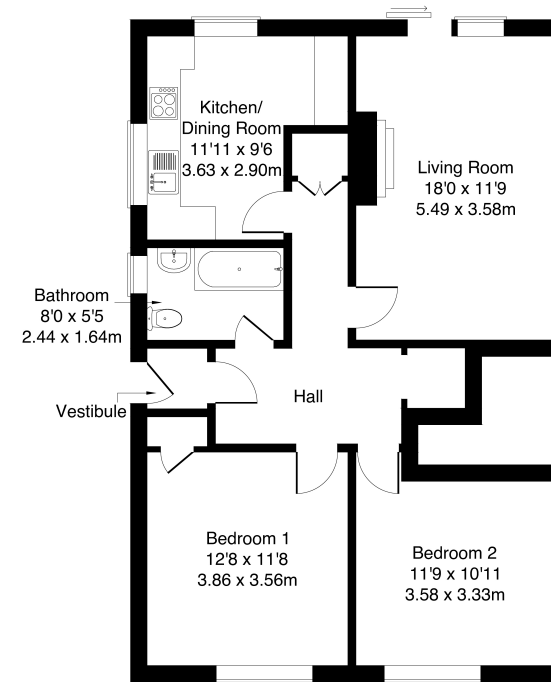
There is a private, low-maintenance garden to the front, whilst a private enclosed rear garden features established shrubbery, a lawn, a patio and a store shed.

A bright entrance vestibule opens into an entrance hallway, with storage, finished with light, neutral decor and engineered wood flooring, which continue throughout most of the flat. A spacious, southwest-facing reception room enjoys a feature fireplace and opens onto the garden, via glazed, sliding doors. A versatile floor plan provides generous space for both lounge and dining furniture. Across the hall, a dining kitchen is fitted with traditional, white units, solid wood worktops, metro-tiled splashbacks and a Belfast sink. Appliances include an integrated oven, an induction hob, an American-style fridge/freezer, a dishwasher and a washer/dryer.

Set to the opposite aspect, two double bedrooms are well-proportioned and continue the tasteful presentation of the living space, with the main bedroom further benefiting from built-in cupboard storage.

Completing the accommodation, a bathroom comprises a three-piece suite, a shower-over-bath, tiled splash walls and flooring.

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Estate Agents and Solicitors Approximate Gross Internal Area: (840 sq ft - 78 sq m.)



Ground Floor

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 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 are found in the area, whilst leisure facilities include a David Lloyd Club, a choice of local golf courses, and Edinburgh Zoo. 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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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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