



62 Turnhouse Road, Corstorphine, Edinburgh, EH12 8ND

Spacious and Beautifully Presented, Southerly Facing, Two-Bedroom Lower Villa

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Property Description

Spacious and beautifully presented, southerly facing, two-bedroom lower villa with private gardens. Forming part of a characterful, stone-built terrace, in the sought-after Corstorphine area, west of Edinburgh city centre.

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

Finished with a tasteful mix of contemporary decor and period details.

Highlights include a modern fitted kitchen, period cornice work, tall ceilings, high-quality wood flooring, double glazing and gas central heating. In addition, there is a front-facing bay window, feature fireplaces and good integrated storage provision, including a walk-in, hall store.

The generous gardens include lawns, patios and planting beds, with a mix of established shrubbery and trees, whilst there is ample, unrestricted on-street parking at the front of the property.

A bright entrance porch leads into a welcoming hallway, fitted with natural oak engineered wood flooring and benefiting from a deep, walk-in, store cupboard. To the right of the hall, a high-ceilinged living room enjoys plenty of natural light, from a wide bay window, and benefits from a generous, flexible floor plan, offering space for a variety of freestanding furniture. Next door, a kitchen is fitted with modern, light wood-effect units and stone-effect worktops, whilst appliances include an integrated oven, an electric hob, a canopy, a fridge, a freezer and a freestanding washing machine. The kitchen opens into a versatile, dual-aspect sun room, currently utilised as a dining room and enjoying access to the rear garden.

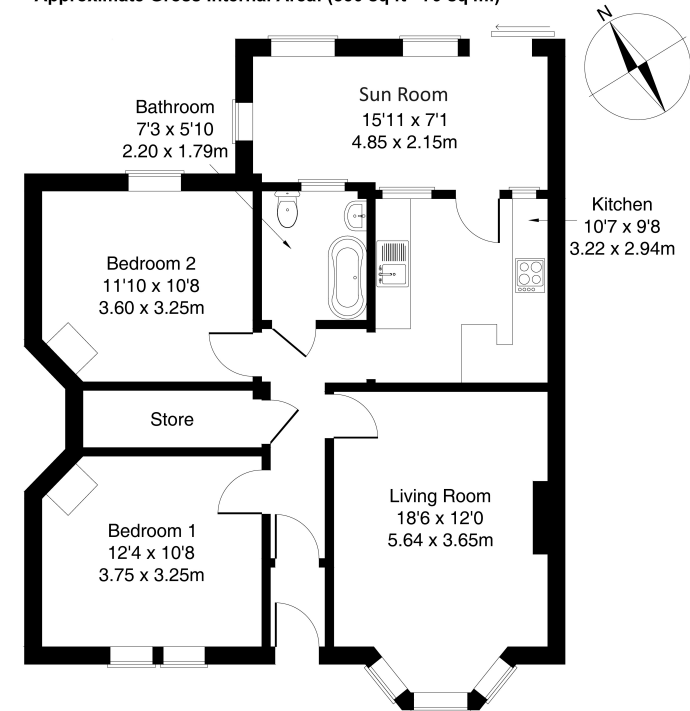
Set to either aspect are two spacious and well-presented double bedrooms. Whilst both feature original, stone fireplaces, bedroom one enjoys natural oak wood flooring and bedroom two is fitted with natural oak engineered wood flooring.

Completing the accommodation, a good-sized, family bathroom comprises a traditional roll-top bath, a shower-over-bath, a white two-piece suite, vanity storage, tiled splash walls and Hydraseal vinyl flooring.

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Approximate Gross Internal Area: (850 sq ft - 79 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 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, an Edinburgh Leisure facility at Clermiston, 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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