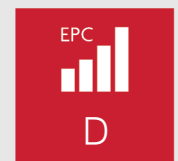




**Thorntons**   
The right way to move

8 Roull Place,  
Corstorphine,

Edinburgh, EH12 7JT







## Summary

Introducing a rarely available three-bedroom terraced house, offering bright and airy accommodation in a sought-after cul-de-sac location in the popular Corstorphine area. The home also features a spacious, southwest-facing reception room with an under-stair storage cupboard, a kitchen with fitted units, and a three-piece shower room with vanity storage. Additionally, it boasts a single lock-up garage and on-street residents' parking, as well as a fully enclosed rear garden with a southwest-facing aspect. Whilst the interiors would benefit from cosmetic modernisation, this home remains an excellent prospect for a wide range of buyers.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

## Features

- Rarely available terraced house
- Quiet cul-de-sac setting in Corstorphine
- Excellent opportunity for renovation
- Entrance hall with storage
- Sun-facing living/dining room with under-stair storage
- Kitchen with fitted units
- Landing with storage
- Two double bedrooms with wardrobes (one with a sunny aspect)
- Versatile third bedroom
- Three-piece shower room
- Private gardens, sunny to the rear
- Single lock-up garage and on-street residents' parking
- Warm air central heating and double glazing
- Burglar alarm system



“A three-bedroom family home offering buyers exciting renovation and cosmetic upgrading opportunities.”









“The property boasts a convenient location in Corstorphine, within walking distance of South Gyle train station, bus links, a variety of shops, parks, and excellent schools.”

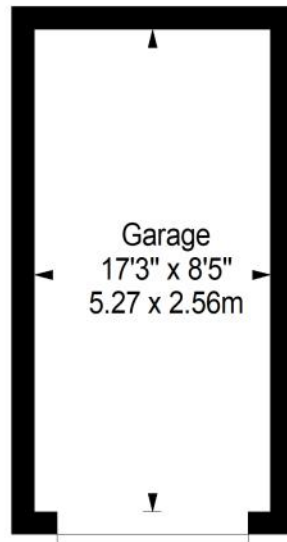




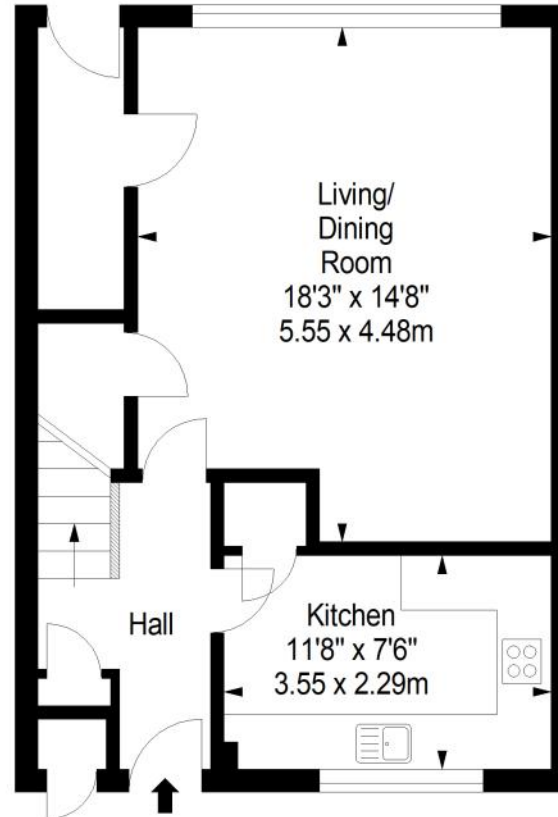


# Floorplan

**Garage**  
Approx. 13.8 sq. metres (148.5 sq. feet)

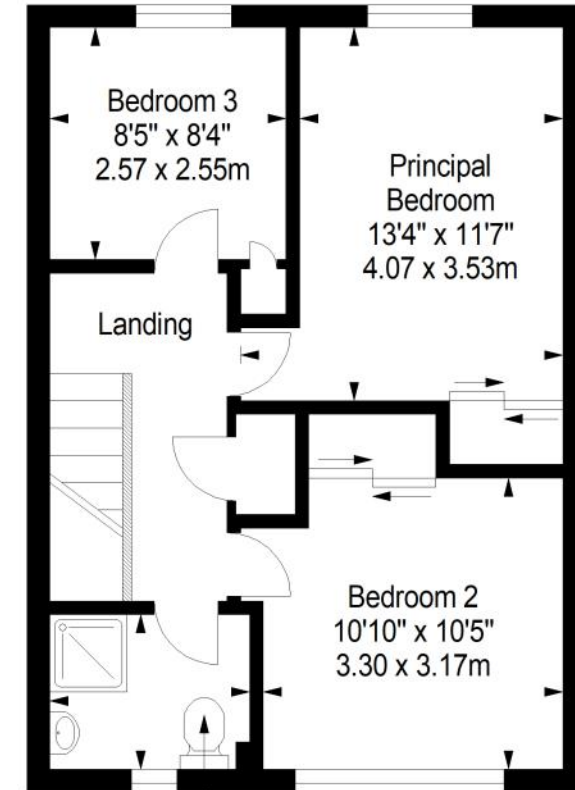


**Ground Floor**  
Approx. 46.1 sq. metres (496.2 sq. feet)



Total area: approx. 92.2 sq. metres (992.4 sq. feet)

**First Floor**  
Approx. 46.1 sq. metres (496.2 sq. feet)



Shower Room  
6'9" x 5'7"  
2.05 x 1.71m



# Thorntons<sup>↑↓</sup>

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