










Offers Over

**£240,000**

## 86 Turnhouse Road

Corstorphine | Edinburgh | EH12 8ND

This bright, generously proportioned 2 bedroom terraced villa with private gardens to the front and rear together with a private lock-up garage and ample on-street parking, is quietly positioned within the sought after residential district of Corstorphine, within easy reach of excellent amenities and commuting links.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  Lock-up Garage
-  EPC Rating – C
-  Council Tax Band - D



## Description

Whilst the property is in move-in condition, it would benefit from modernisation and upgrading, providing an excellent opportunity for those looking to put their own personal touch on a home. Offering great potential, the accommodation comprises entrance hallway with staircase leading to the upper landing. There is a sizeable, dual aspect lounge/diningroom with patio doors from diningroom leading to the rear garden. The kitchen is fitted with ample wall and base units with built-in hob and oven and appliances included in the sale. A door from the kitchen leads to an internal passageway, which provides direct, secure access to the front and rear gardens and offers excellent additional storage provisions. Upstairs leads to the two double bedrooms, both with built-in storage and the bathroom comprises of a three piece suite with electric shower over bath. In addition, there is an extensively floored attic with Ramsay ladder access, providing excellent additional storage provisions and provides development opportunity, subject to the relevant permissions being obtained. Further benefits include gas central heating and double glazing.



## Extras

All the fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the built-in hob, oven and hood, washing machine and dishwasher. All appliances shall be sold as seen and no warranty will be given to their working condition.

## Gardens, parking & garage

There are sizeable gardens to the front and rear of the property, together with a separate lock-up garage located at the end of the street, as well as unrestricted on-street parking.

## Viewing

By appointment with Neilsons on 0131 625 2222.

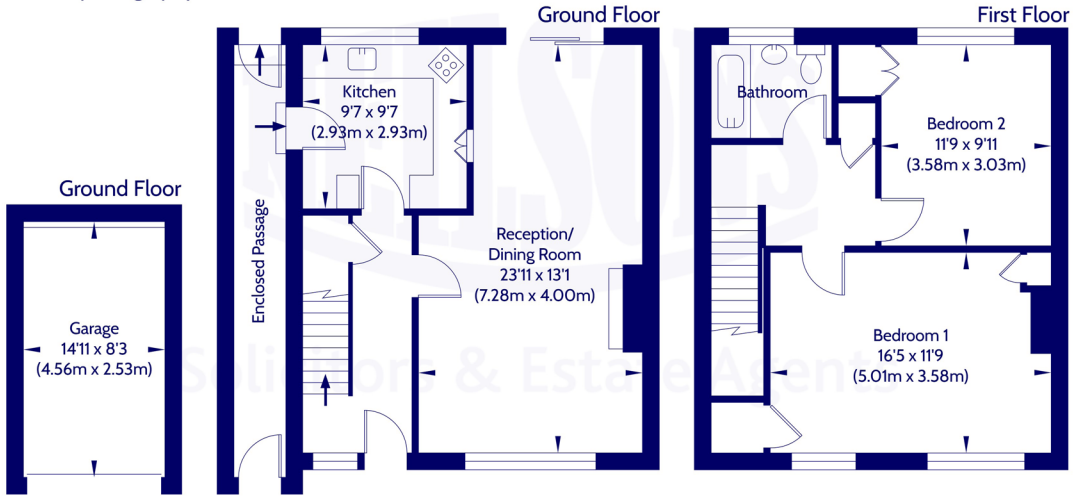




## Location

The property is located in the highly sought after Corstorphine area of Edinburgh. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre. Excellent shopping facilities can be found close by which include a Tesco Extra along with a good selection of local shops, banks, beauty salons and restaurants. The property is also conveniently positioned to take advantage of the excellent commuter links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. A frequent bus service provides quick and easy access into the City Centre, Edinburgh Airport and surrounding areas. Excellent schooling is available close by from nursery to secondary education.

Approx. Internal Area 90.49 Sq M / 974 Sq Ft.  
Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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