



32 North Gyle Grove
CORSTORPHINE | EDINBURGH | EH12 8JZ


warners
solicitors & estate agents



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Particularly appealing detached bungalow with private drive, car port and secluded back garden, located in a quiet residential development situated in the much sought after Corstorphine area of Edinburgh. This lovely home offers comfortable, light and spacious, well presented and a tastefully decorated interior, which would make an excellent home for a young couple or small family. Large windows flood the house with light and take full advantage of the delightful garden views. The living room offers plenty of space for relaxing and entertaining, the well-equipped kitchen runs semi open plan into a sunny dining room, making it the perfect space for cooking and entertaining. The master bedroom boasts a sliding patio door giving direct access to the wonderful generously sized landscaped rear garden and the property further benefits from gas central heating, double glazing, and attic storage. There is also excellent storage space throughout, including two handy external storage lockups. Early viewing is recommended! The property comprises:

- Welcoming hallway with two storage cupboards
- Spacious light filled living-room with feature fireplace (electric fire insert)
- Well - equipped kitchen with space for fridge/freezer, washing machine, tumble dryer and dishwasher
- Dining room which runs semi-open to Kitchen
- Sunny double bedroom with integrated wardrobe, featuring sliding patio door opening onto rear garden
- Single bedroom with integrated wardrobe
- Bathroom comprising a three-piece suite with mixer shower over bath
- Gas Central Heating
- Double glazing
- Private Driveway with Carport & two external storage lockups
- Beautiful landscaped private front and rear garden, mainly laid to lawn with shed, greenhouse and there is both a patio and stoned area, perfect for al fresco dining and outdoor entertaining
- Low maintenance front garden with driveway and car port
- Attic storage with Ramsey ladder access

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras: Oven, hob, washing machine, dishwasher, all fitted floor coverings, blinds/curtains (in small bedroom only), hut and greenhouse. EPC Rating D

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a 24-hour Tesco Extra supermarket, Sainsbury's and Scotmid. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.



