



Offers over £390,000

6 Corstorphine Bank Avenue, Corstorphine, Edinburgh, EH12 8SB





Detached 3 Bedroom Bungalow in need of Upgrading and Modernisation

PROPERTY DESCRIPTION

An opportunity to purchase a substantial detached bungalow in need of upgrading and modernisation in the ever-popular Corstorphine area. Mature gardens and fantastic views to Corstorphine Hill and The Pentlands.

The accommodation comprises: Entrance Hall, Bay-Fronted Living Room, Separate Kitchen, Three Bedrooms, Bathroom, Mature Gardens to Front and Rear, Gated Off-Street Parking, Fine Views.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

Note: No warranties shall be given in relation to the central heating and appliances.

ACCOMMODATION (WIDEST POINTS)

Living Room	16'2" x 12'2" (4.93 x 3.73)
Bedroom 1	12'11" x 12'0" (3.94 x 3.66)
Bedroom 2	14'11" x 11'1" (4.55 x 3.38)
Bedroom 3	10'11" x 7'6" (3.33 x 2.31)
Kitchen	10'2" x 9'4" (3.10 x 2.87)

LOCATION

Corstorphine Bank Avenue is a peaceful residential street of similar single storey homes situated just a short distance from the extensive local amenities of St. Johns Road. There is a wide array of stores, coffee shops, bars and restaurants, as well as daily facilities such as a post office, bank and dentist. Corstorphine Retail Park is just a few moments away and has a large Tesco Extra, and a Lidl, as well as a selection of other superstores. The wide-open spaces of Corstorphine Hill offer a delightful escape from city life, and there are several golf courses in the area including Ravelston Golf Club, Merryfield Golf Club and Carrick Knowe. Regular buses run along the A8 Corstorphine Road offering reliable access to the City Centre and the rail station at South Gyle is under a mile away. For the motorist there are excellent connections to the M8, M9, City Bypass, Edinburgh International Airport and The Queensferry Crossing.

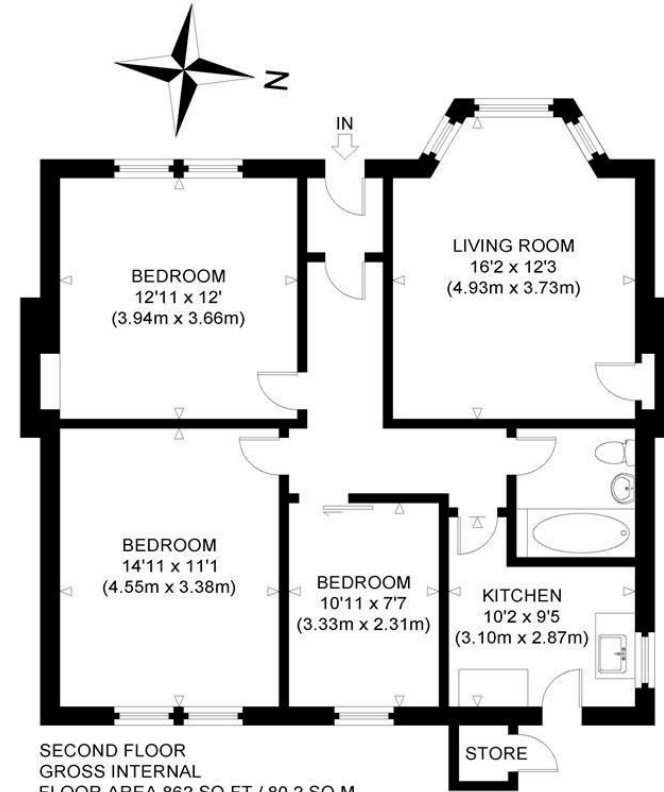
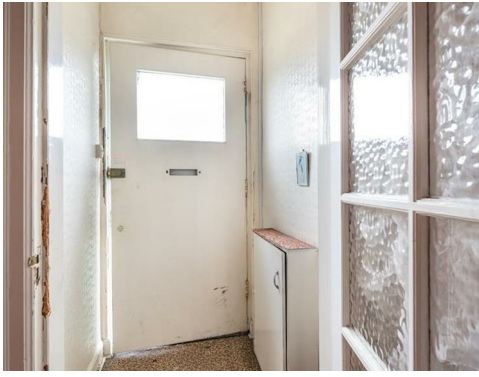
EPC RATING

BAND G

VIEWING

By appointment, please telephone 0131 253 2986





CORSTORPHINE BANK AVENUE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 862 SQ FT / 80.2 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.

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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.