



CORSTORPHINE

7 CORSTORPHINE HILL CRESCENT

Viewing – By appointment contact selling agents

Situated in a sought after residential area this superb south facing family villa flat offers excellent accommodation with superb views.

- Excellent location
- Good order throughout
- Superb views
- Bright & Spacious
- Open plan livingroom/diningroom
- Fitted kitchen & utility
- Master bedroom with balcony
- 4 further bedrooms
- Study/office
- Family bathroom, shower room and WC
- Good storage throughout
- Enclosed gardens with off street parking
- Double Garage
- Gas central heating with new boiler
- Double glazing



Corstorphine Hill Crescent is approximately 20 minutes drive West of Edinburgh's City Centre and just off Clermiston Road. There is an excellent selection of local shops available on St John's Road and, the Tesco store at Meadow Place and The Gyle Shopping Centre are both just a few minutes drive away. Schooling at all levels is available close by. The property's location offers commuters easy access to the City Centre and beyond with the City Bypass, Scottish Motorway Network, Forth Bridge and the Airport all within easy reach. There area a range of leisure facilities in the area including Corstorphine Hill and Edinburgh Zoo.

This is a superb detached villa in good order throughout which offers excellent family accommodation. The bright and spacious south facing property has superb views to the front over the city towards The Pentland Hills and is set back from the road by a large front garden and drive. Complemented by gas central heating and double glazing, it comprises; entrance hall, open plan livingroom/diningroom, fitted kitchen with utility off, 3 bedrooms, family bathroom and WC. On the upper floor; upper hall, Master bedroom with balcony, 2nd double bedroom, study/office and shower room. There are fully enclosed gardens to the front and rear, drive in and double garage.

ACCOMMODATION COMPRISES

HALL

A welcoming hall with recessed spotlights. Shelled storage cupboard with sliding door. Wooden staircase leading to the upper floor. Radiator. Ceramic tiled floor. Central heating thermostat.

LIVINGROOM/DININGROOM 23'4 X 21'4 (AT WIDEST POINTS)

Spacious south facing room with 2 large windows to front with superb views and window to side. Wood laminate flooring. Marble fire surround. 2 radiators. TV point. Vertical blinds. Recessed spotlights. 2 wall lights. Arch to kitchen.

KITCHEN 11'2 X 7'3

Open to livingroom/diningroom. A bright fitted kitchen with window to side. Fitted with a good selection of white wall and base units. Complementary work surfaces and splash back tiling. Sink and single drainer. Integrated appliances. Built in wine rack. Laminate flooring. Recessed spotlights. Extractor fan. Roller blind. Concealed under unit lighting. Arch to utility.

UTILITY

Door to garden. Cupboard with freezer. Deep cupboard housing new central heating boiler and water tank. Ceramic tiled floor. Washing machine included. Recessed spotlights. Radiator.

BEDROOM 3 12'2 X 11'10

A bright double bedroom with window to front overlooking the front courtyard. Teak built-in bedroom furniture. Laminate flooring. Radiator.

BEDROOM 4 14'1 X 8'10

A good sized double bedroom with window to rear overlooking the rear garden. Fitted wardrobe with mirrored sliding doors. Laminate flooring. Radiator.



BEDROOM 5 10'6 X 7'3

Window to rear overlooking the garden. Fitted wardrobe. Laminate flooring. Radiator.

FAMILY BATHROOM 10'6 X 8'2

Window to rear with frosted glass. Spacious fully tiled family bathroom with 4 piece white suite comprising; sunken double ended bath, shower cubicle with glass screen and chrome power shower, W.C. Bidet and wash basin. Heated towel rail. Ceramic tiled floor. Recessed spotlights. Bathroom cabinet. Wall mirror.

WC

White wash hand basin and wc. Ceramic tiled floor. Heated towel rail. Extractor fan. Splashback tiling. Wall mirror. Light with shaver point.

UPPER HALL

Laminate flooring. 2 built in cupboards with access to eaves storage. Radiator.

MASTER BEDROOM 17'9 X 15'5

A spacious south facing master bedroom with large patio window leading to a balcony. Superb views across the city. 2 velux windows. Radiator. Vertical blinds. Recessed spotlights.

BEDROOM 2 14'5 X 11'10

A bright double bedroom with two windows to rear. Laminate flooring. Radiator. Fitted wardrobe with sliding doors offering excellent storage. Recessed spotlights.

SHOWER ROOM 8'10 X 8'2

Velux window. Good sized shower room with grey suite comprising; shower cubicle, W.C. and wash basin. Heated towel rail. Ceramic tiled floor. Recessed spotlights. Splash back tiling. Wall mirror.

STUDY/OFFICE 8'10 X 8'2

Velux window. Laminate flooring. Hatch to attic. Fitted wall units and small sink. Radiator.

OUTSIDE

GARDENS

There are attractive well stocked gardens to the front, side and rear of the property. The rear garden and side courtyard garden are fully enclosed and offer privacy. There is also a summer house and external tool cupboard.

GARAGE

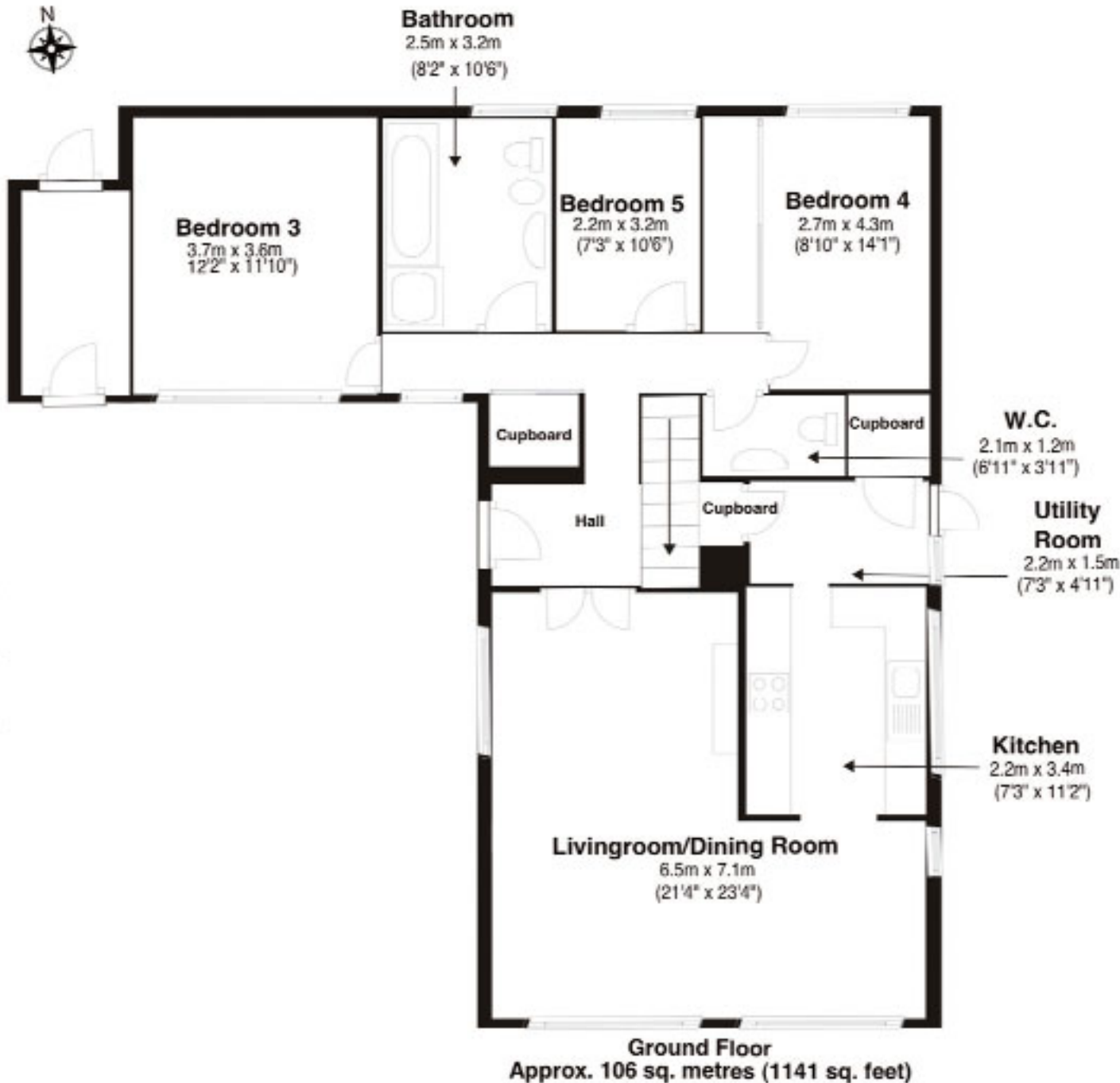
There is a wide drive leading to the double garage. The double garage has light and power and an automatic roller door.

EXTRAS

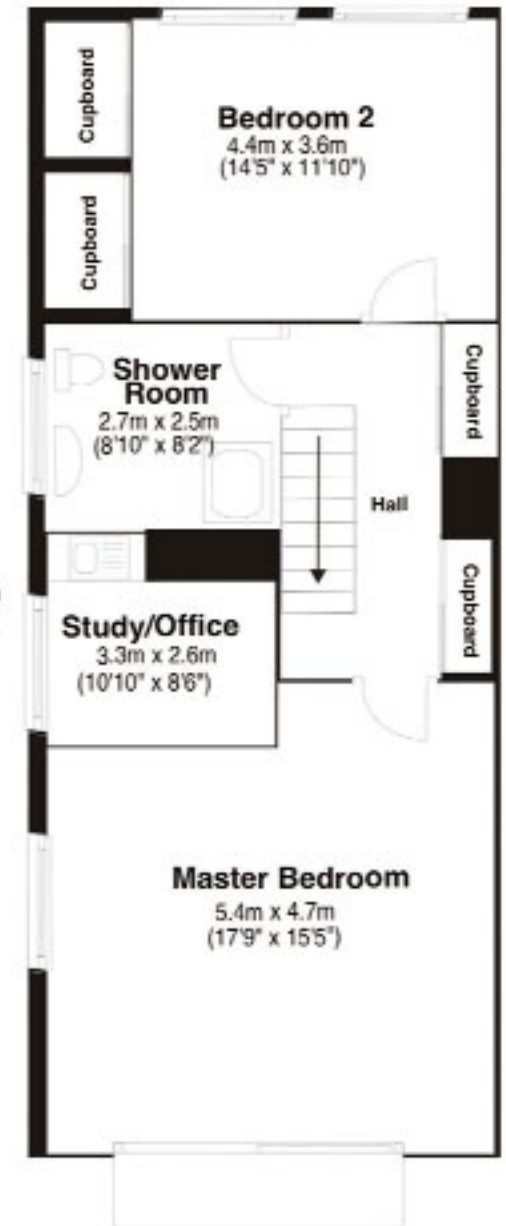
The blinds throughout are included in the sale along with the white goods in the kitchen and utility.



Plans by Archimem. Whilst every attempt is made to ensure accuracy of plans, it is the responsibility of the client to ensure that errors are picked up and reported to Archimem for correction.



First Floor
Approx. 72 sq. metres (779 sq. feet)





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