

107 Caroline Terrace

CORSTORPHINE, EDINBURGH, EH12 8QU



*Spacious Two Bedroom Semi
Detached House in Corstorphine*



THIS IMAGE HAS BEEN VIRTUALLY STAGED



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This deceptively spacious two/three bedroom bungalow has been extended by its previous owners and is offered to the market in move-in condition. The property is in good decorative order and briefly comprises an entrance vestibule, a hall, two large double bedrooms with fitted wardrobes, a lounge looking over the front garden, a fully fitted kitchen, utility room, second sitting room/third bedroom and a conservatory.

THE LOUNGE & KITCHEN



The kitchen is situated off the lounge and is fitted with a good range of floor and wall-mounted units providing plenty of worktop space. The kitchen leads through to the extension which provides a fantastic additional living environment.



Both bedrooms are of a good size and provide plenty of space for additional furniture, the master bedroom is situated at the rear of the property and benefits from spectacular views towards the Pentlands. A four-piece family shower room is also situated in the original part of the bungalow.

BEDROOM 1



BEDROOM 2



THE SHOWER ROOM





The extension briefly comprises, a hallway with fitted cupboards, a utility room, a sitting room and a conservatory.

The floored attic has been converted into a sizable room/ storage area and is accessed with a fitted Ramsay ladder. This space could have a number of different uses depending on the purchaser. The attic has a Velux window brightening up the room and looks over Corstorphine and to the countryside beyond.

THE SITTING ROOM



THE CONSERVATORY



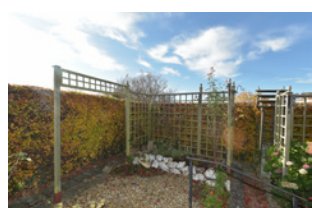
THE UTILITY & SHOWER ROOM



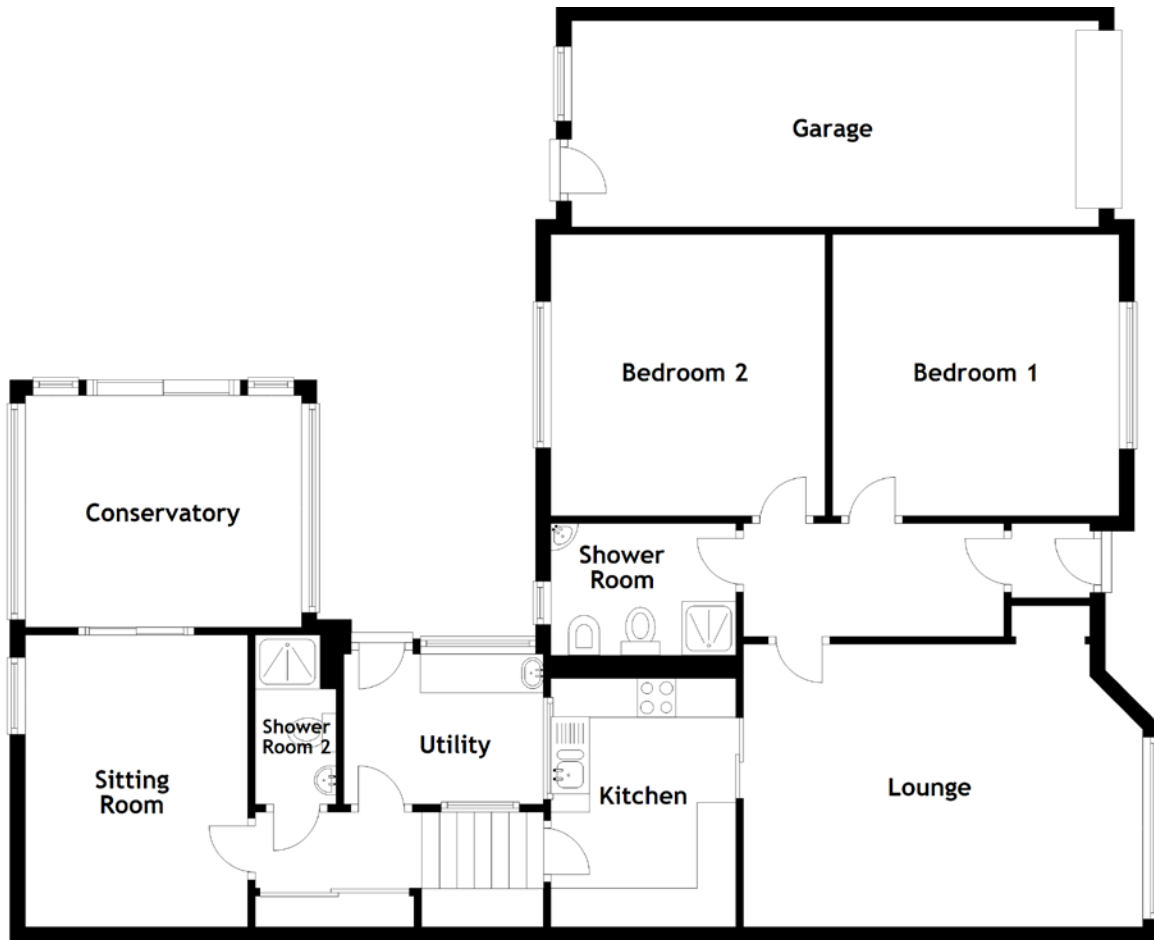
The lovely rear garden has been well maintained and is a peaceful area to appreciate outside living, and for adults to enjoy the long summer days entertaining family and friends.

The property has gas central heating and double glazing installed throughout to ensure a warm, yet cost-effective living environment all year round. There is a garage to allow for off-street parking or additional storage if required.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

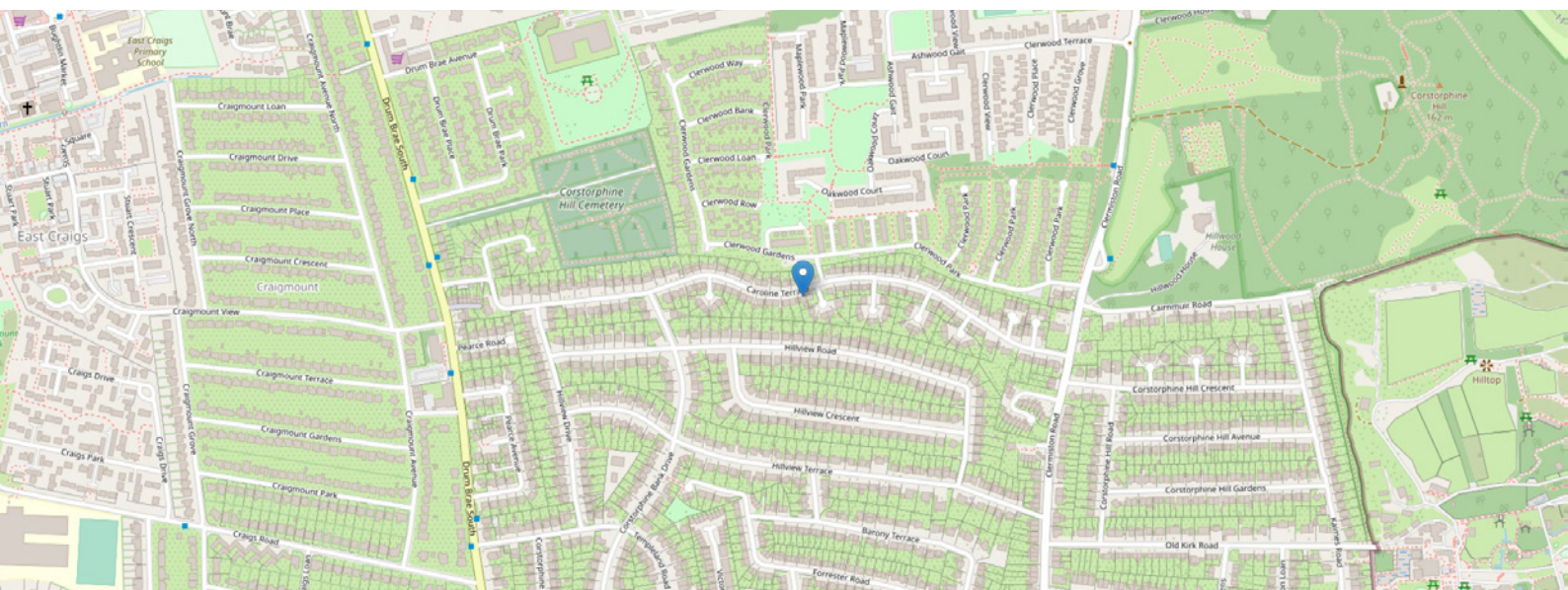


Approximate Dimensions (Taken from the widest point)

Lounge	5.19m (17') x 3.67m (12')
Kitchen	3.22m (10'7") x 2.40m (7'11")
Bedroom 1	3.72m (12'2") x 3.65m (12')
Bedroom 2	3.65m (12') x 3.56m (11'8")
Shower Room	2.40m (7'11") x 1.64m (5'5")

Sitting Room	3.79m (12'5") x 2.89m (9'6")
Conservatory	3.59m (11'9") x 3.01m (9'11")
Utility	2.59m (8'6") x 1.95m (6'5")
Shower Room 2	2.20m (7'3") x 1.05m (3'5")
Garage	6.85m (22'6") x 2.68m (8'9")

Gross internal floor area (m²): 102m² | EPC Rating: D



THE LOCATION

This property is situated in the Corstorphine district of Edinburgh, ideally placed for local shopping, transport, educational and recreational facilities. Local shopping can be found close by at the Gyle Shopping Centre with its major High Street outlets namely Marks & Spencer and Morrisons to name but a few and here you will find everything for all your monthly requirements.





There is an excellent bus service a few minutes from the property which will take you east into the city centre and beyond or heading west to Edinburgh Airport and the outskirts, there is also South Gyle train station which is within easy walking distance of the property. The Edinburgh city bypass is within a minute's drive from the property and provides access to a number of areas within the city and to East Lothian and the A1. The property is also ideally placed for easy access to the M8 and M9 motorway networks.

Local state and private schools are also a short distance from the property as are a wide range of recreational facilities.



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