

32 Tyler's Acre Road

CORSTORPHINE, EDINBURGH, EH12 7HZ



*A fantastic project for a buyer keen to make
their mark on their new home*



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McEwan Fraser is delighted to present this three-bedroom mid-terrace house. The property, which would make a fantastic project for a buyer keen to make their mark on their new home, is located in a sought after residential area and has already been extended from its original two-bedroom layout. Benefits include a large south facing rear garden, recently refitted shower room, gas central heating and partial double glazing.

THE LIVING ROOM



Ground floor accommodation is focused toward an ample living room with space for a full suite and dining table. The living room is naturally bright with light flooding through a large picture window. The double door from the living room leads into the extension which is an excellent third double bedroom. The ground floor position means the extension could serve equally well as an additional living space or home office.

BEDROOM 3 (LOWER)



THE KITCHEN



The last room on this level is a galley style kitchen with a door to the rear garden. The kitchen comprises a range of base and wall mounted units offering plenty of prep and space.



Climbing the stairs, there are two further double bedrooms with the master being particularly spacious. It runs the full width of the property overlooking the front garden. The master also benefits from integrated storage in addition to having space for a full range of free-standing furniture.

THE MASTER BEDROOM



BEDROOM 2



THE SHOWER ROOM



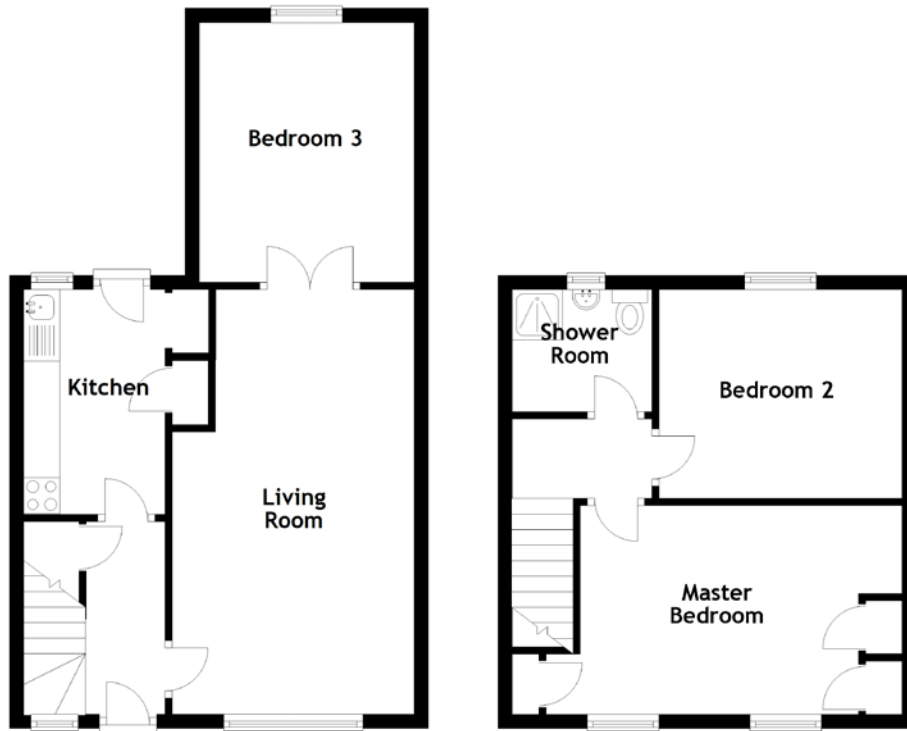
Accommodation is completed by a recently refitted shower room which is fully tiled and includes a large walk-in shower cubicle.

Internal viewing is highly recommended.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

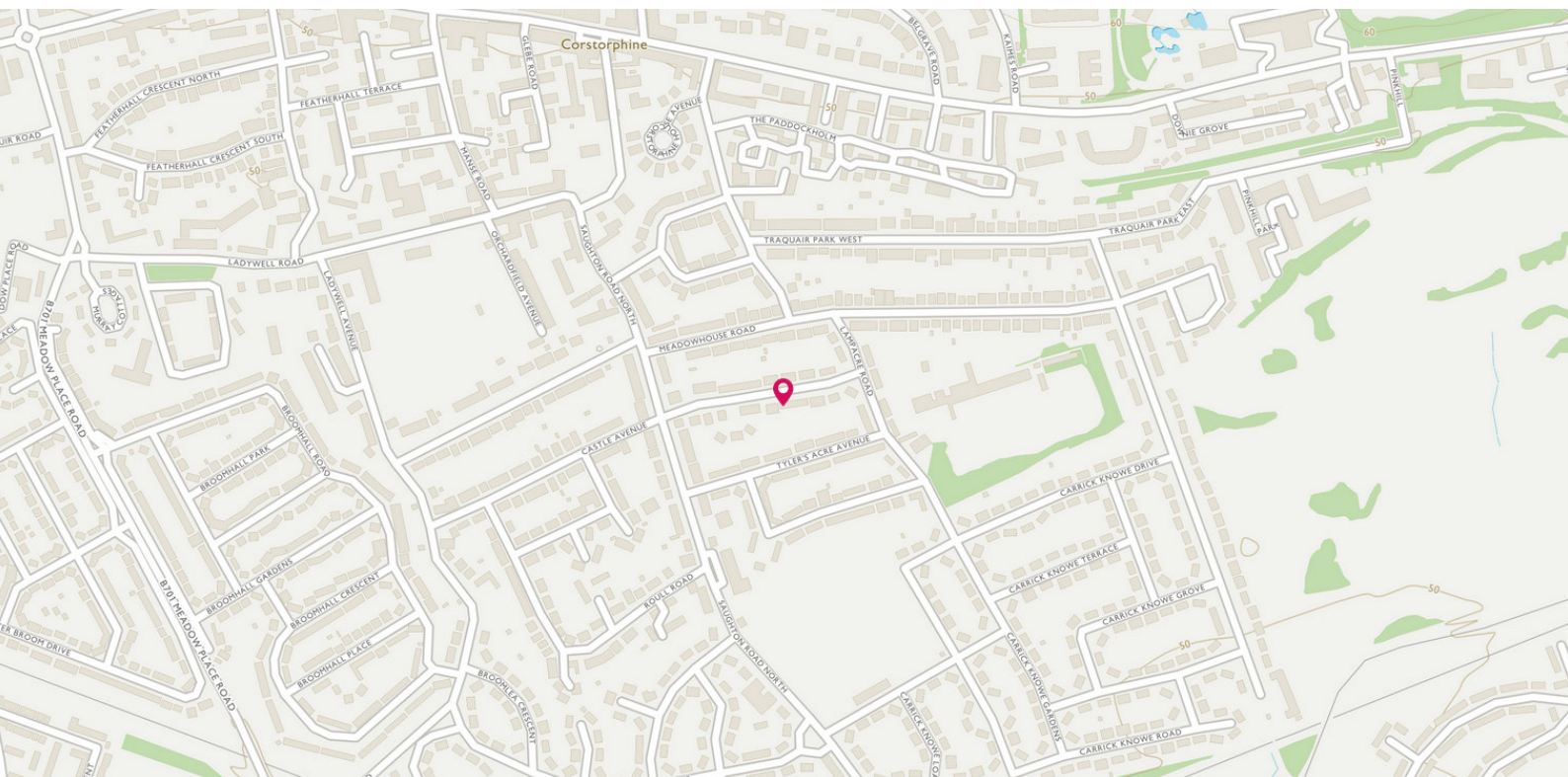
Ground Floor

Living Room	5.93m (19'5") x 3.38m (11'1")
Bedroom 3	3.63m (11'11") x 3.00m (9'10")
Kitchen	3.14m (10'4") x 1.97m (6'6")

Firt Floor

Bedroom 1	4.49m (14'9") x 2.92m (9'7")
Bedroom 2	3.39m (11'1") x 2.92m (9'7")
Shower Room	1.95m (6'5") x 1.70m (5'7")

Gross internal floor area (m²): 76m²
EPC Rating: D



THE LOCATION

Corstorphine is a desirable residential area approximately four miles from the City Centre. The area enjoys a close-knit community spirit, with a superb range of shopping outlets to be found in Corstorphine Village itself.





Further shops can be found at the Gyle Complex, with Hermiston Gait just a little further afield. The house is also beautifully positioned for those working at the Edinburgh Business Park and the Royal Bank of Scotland Headquarters at Gogar.

Leisure wise the choice is excellent and includes a number of bars and restaurants, a health and sports club and a multitude of organisations to cater for both adults and children alike. Schooling is well represented from nursery to senior level, with Stevenson College on hand for the more mature student.

There is easy access to the M8/M9 networks, M90 and Forth Road Bridge, whilst for those seeking alternative methods of transport Edinburgh Airport and South Gyle railway station are both close by.

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