

41 Forrester Road

CORSTORPHINE, EDINBURGH, EH12 8AD



CHARMING FOUR-BEDROOM DETACHED
HOUSE WITH A SOUTH-FACING GARDEN



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McEwan Fraser is delighted to present this extended four-bedroom detached villa to the market. The property sits on the south side of Forrester Road and boasts a generous rear garden, which is a real sun trap in the summer months. Internally, the property is presented in good order and has been adapted for a family member with mobility issues. The adaptations will be removed and the surfaces made good before sale.

The living and entertaining space is balanced between a beautiful living room and a bright generous kitchen. The stunning living room has a raft of period features with excellent levels of natural light. There is a wood-burning stove which creates a natural focal point for the room and the proportions will give a new owner plenty of flexibility to create their ideal entertaining space. The kitchen overlooks the rear garden and has excellent levels of natural light due to large south-facing windows. There is a generous range of base and wall-mounted units that offer excellent prep and storage space. The units have a mix of integrated and free-standing appliances.









The ground floor accommodation also includes two double bedrooms and a bathroom. Bedroom four is a generous double which is directly linked the large bathroom. Bedroom three is a well-proportioned double that overlooks the front garden. As with the living room, it retains many original features. The ground-floor bathroom is particularly spacious and perfect for someone with mobility issues. However, the proportions would give a new owner plenty of opportunity to install a large free-standing bath and wet-room style shower.







Bedroom 3





Climbing the stairs, the first-floor landing gives access to two further bedrooms. Bedroom one is a generous double with integrated wardrobes, an en-suite shower room, and beautiful views of the Pentland Hills. Bedroom two is a large single that would make an excellent nursery or generous home office.





Bedroom 1



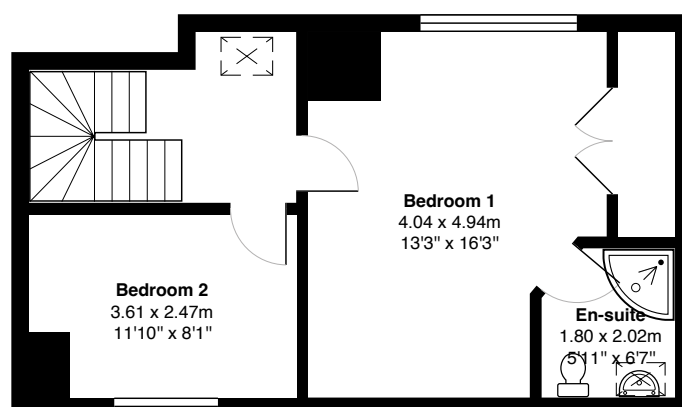
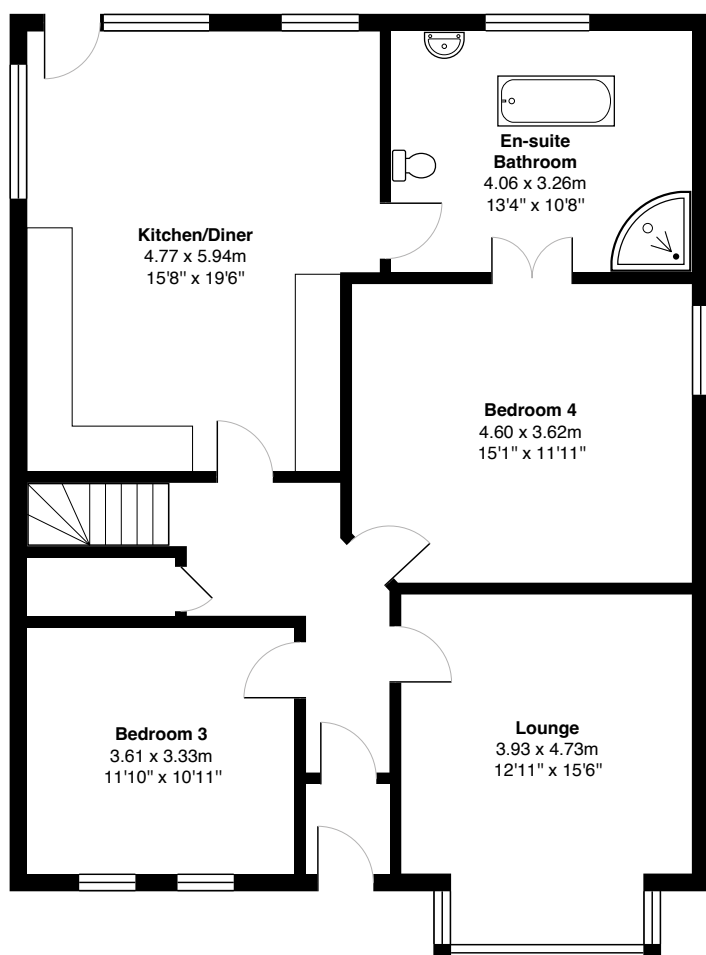








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Gross internal floor area (m²): 140m²

EPC Rating: C

Floor Plan

Externally, this attractive property sits behind a low wall, privet hedge, and mature garden. Access to the side leads to a generous rear garden which is fully enclosed and largely laid to lawn. There is a patio for entertaining and access to a substantial cellar which runs under the property.

This is a charming house in an excellent position and internal viewing is highly recommended.







The property is in the sought-after residential area of Corstorphine, which lies to the west of the City Centre. Many local shops, bars/ restaurants/cafes and services are on hand with a large Tesco superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo.

The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City by-pass linking the main Scottish motorway network system and Edinburgh International Airport.

The Location

