

# 92 Turnhouse Road

EDINBURGH, EH12 8ND



*A beautifully refurbished three-bedroom home offering stylish open plan living, contemporary finishes throughout and a generous private garden ideal for modern family life*



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McEwan Fraser Legal is delighted to present Turnhouse Road to the market. The property is entered via the main front door into a bright and immediately impressive hallway, where a clean, modern finish is evident from the outset. Light décor is paired with herringbone-style flooring, creating a strong first impression and setting the tone for the quality carried throughout the home. The hallway provides access to the principal living space and the kitchen, while also leading naturally through the ground floor.

# THE LIVING/DINING ROOM



The living area is a standout feature of the home, offering an expansive open-plan reception space that has been thoughtfully styled to create both visual interest and practicality. The décor is contemporary and cohesive, with a striking feature wall combining deep tones and vertical panelling, complemented by soft neutral walls and continued herringbone flooring. Spot lighting enhances the space further, while large glazed doors open directly onto the rear garden, allowing natural light to flood in and creating an effortless connection between indoor and outdoor living. The proportions comfortably accommodate both lounge and dining arrangements, making this an ideal space for everyday living as well as entertaining.

# THE KITCHEN



The kitchen has been recently upgraded and presents in excellent condition, finished with sleek modern cabinetry, integrated appliances and complementary work surfaces. A bold contrast is introduced through darker feature elements, balanced by lighter tones to keep the space feeling bright and refined. There is ample storage and preparation space, with a layout designed for both functionality and style.





Upstairs, the landing leads to three well-proportioned bedrooms, all finished to a high standard with fresh, neutral décor and continued modern flooring. The principal bedroom is particularly impressive, featuring a striking accent wall that adds depth and character while maintaining a calm and contemporary feel. The additional bedrooms are equally well presented, offering flexible accommodation suitable for family living, guest space or home working.

The bathroom has been upgraded to a stylish, modern specification, fitted with a white suite and complemented by contemporary black fixtures and a statement heated towel rail. The finish is clean and refined, with quality tiling and fittings creating a polished, hotel-style feel.

## THE BATHROOM



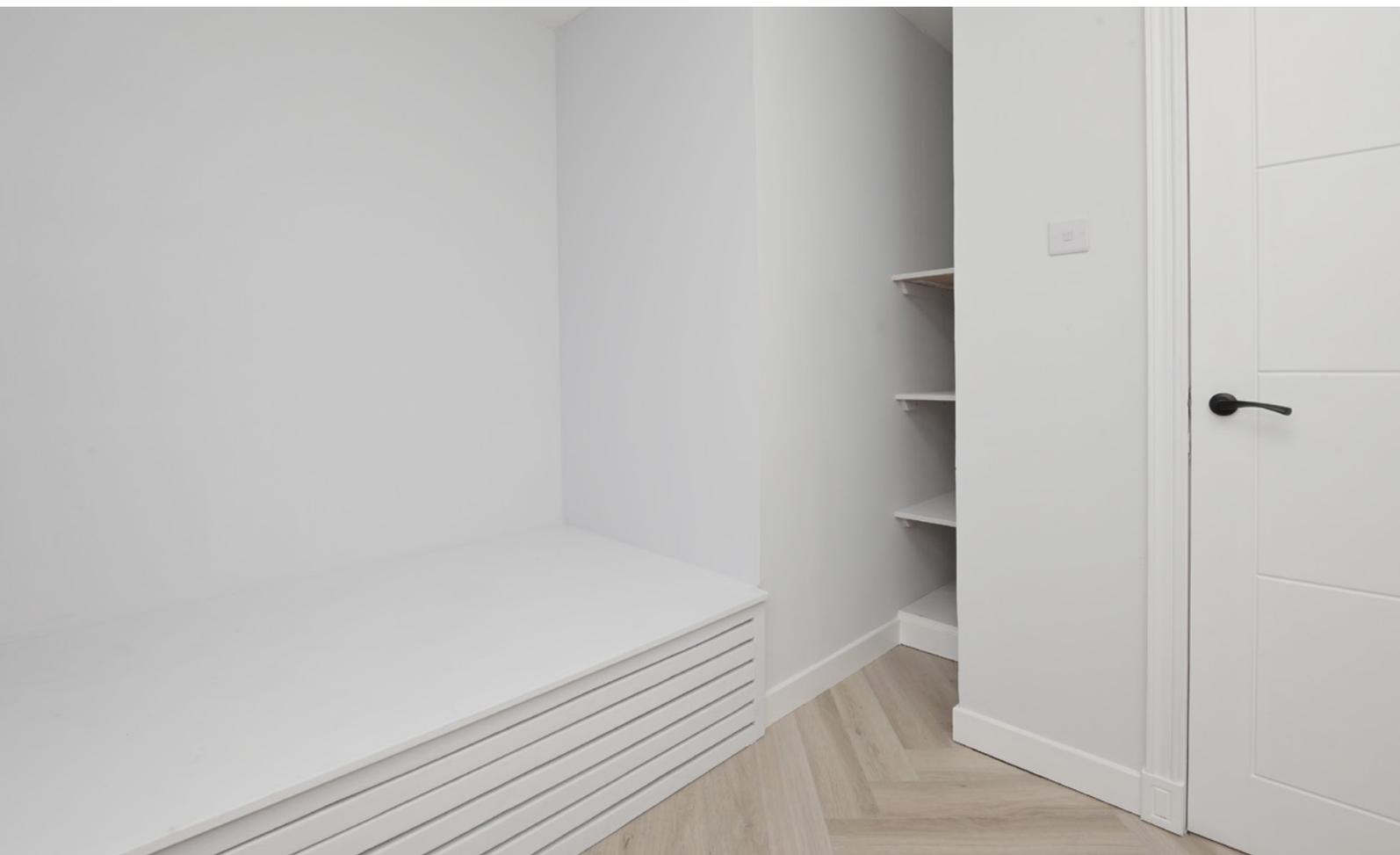
# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



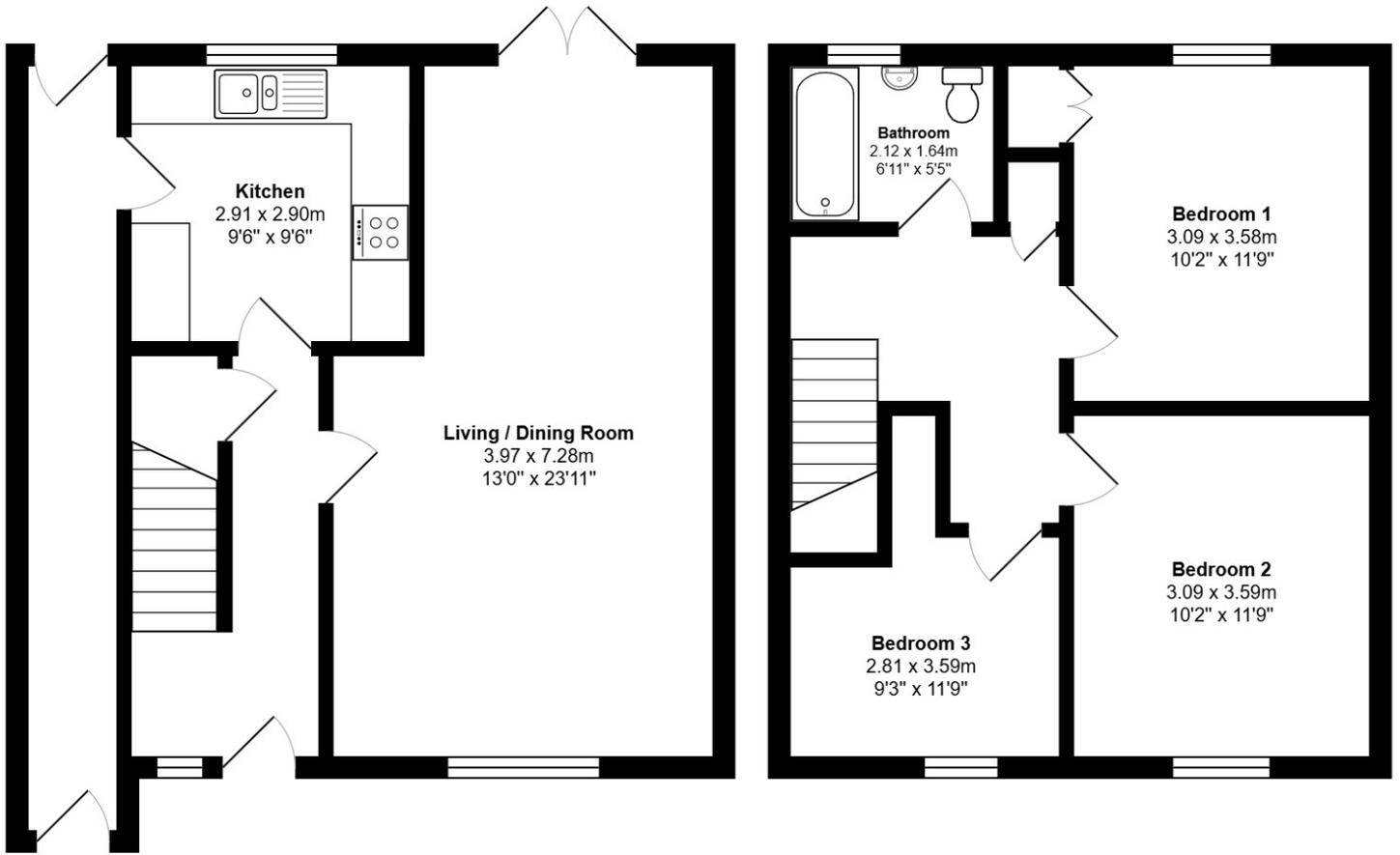
Externally, the property benefits from a well-maintained front garden which provides an attractive approach to the home. To the rear, there is a generous and fully enclosed garden featuring a combination of patio and lawn, offering excellent space for outdoor seating, entertaining or family use. The garden enjoys a good level of privacy and presents a fantastic extension of the internal living space.

This property is in true walk-in condition and ready for owners to move in to. Early viewing is recommended.

# EXTERNALS

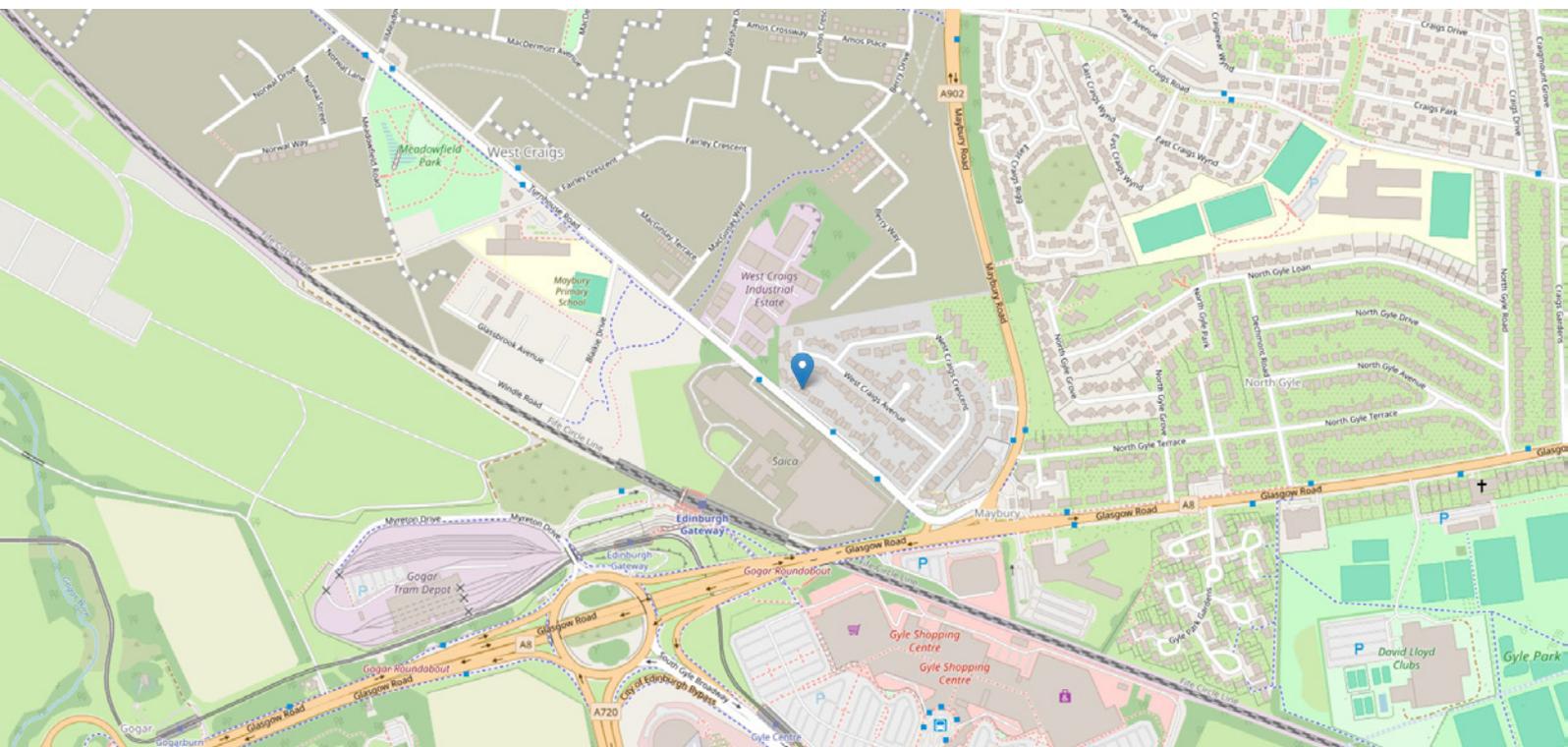


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 89m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Situated within a well-established and highly regarded residential setting, the property enjoys a convenient yet peaceful position that appeals to a wide range of buyers. The area benefits from a strong sense of community while remaining exceptionally well-connected to the wider Edinburgh region. A variety of local amenities are available within easy reach, including shops, supermarkets and essential services, with further retail, dining and leisure options found just a short distance away, ensuring everyday living is both comfortable and convenient.





The location is particularly attractive for families and professionals alike, with reputable schooling available nearby and a number of open green spaces and walking routes close at hand. These surroundings provide an excellent balance between accessibility and lifestyle, offering opportunities to enjoy outdoor pursuits while remaining within close proximity to urban conveniences.

Connectivity is a key strength of the area. There are regular and reliable public transport links providing straightforward access to Edinburgh city centre, while the nearby road network allows for efficient travel across the Central Belt. Edinburgh Airport is also within easy reach, making the location especially appealing for those who travel frequently for work or leisure.

Looking ahead, the area is set to benefit from significant investment, with a major residential development approved nearby. This will introduce a thoughtfully planned mix of new homes alongside improvements to local infrastructure and amenities. While this represents a period of change, it ultimately reflects ongoing confidence in the area and is expected to further enhance its long term appeal, supporting continued demand and strengthening its position as a desirable place to live.



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