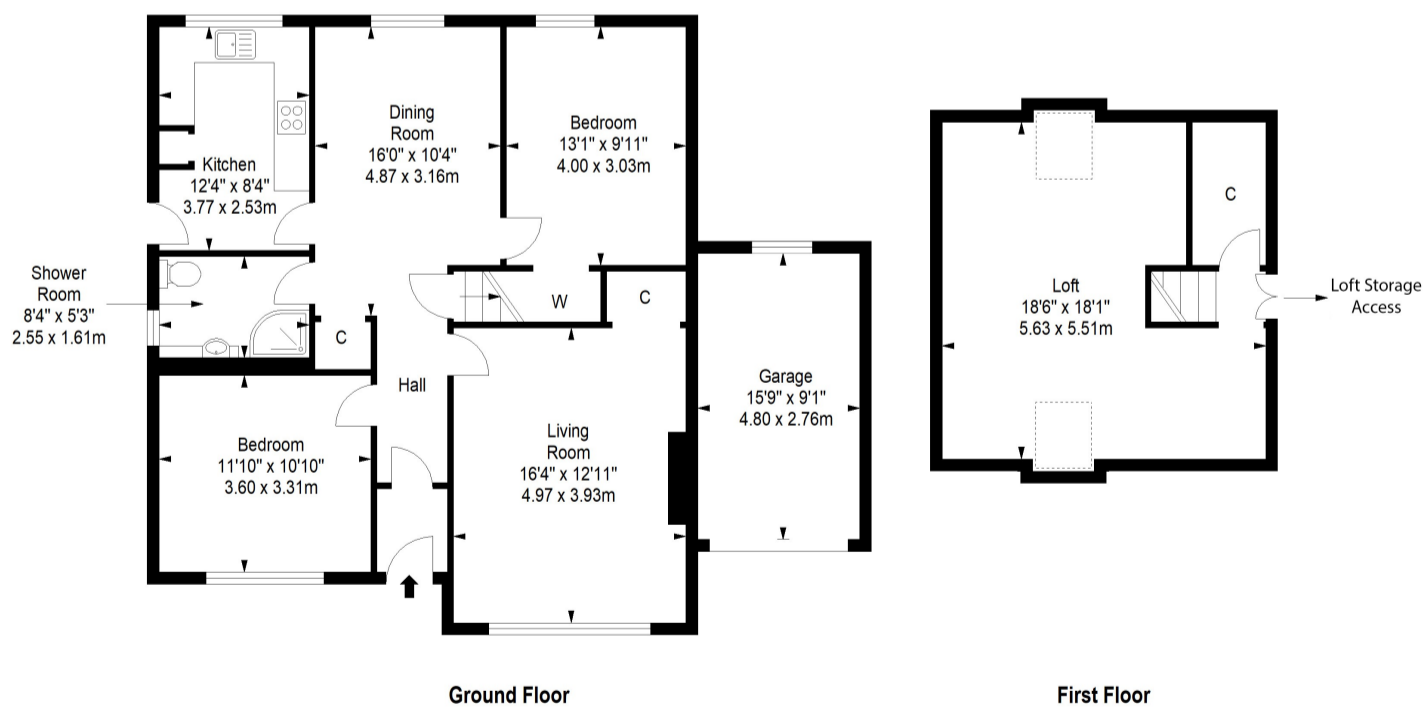




## 4 Lampacre Road, Corstorphine, Edinburgh EH12 7HT

**Fixed Price £435,000**

4 Lampacre Road,  
Corstorphine, Edinburgh, EH12 7HT  
Approximate Gross Internal Area = 130.7 Sq m / 1406.9 Sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. ©improphotography 2023

GAIR & GIBSON LLP  
SOLICITORS, NOTARIES & ESTATE AGENTS

**For further information or to arrange a viewing please contact  
Rhonda Gunn, Property Manager  
Gair & Gibson  
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7 & 9 NEWMARKET STREET, FALKIRK FK1 1JY**

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**Websites: www.gairgibson.com www.rightmove.co.uk**





## Description

Offering bright, airy accommodation, this spacious 2 bed detached bungalow is located within a sought after locale, well placed for the local amenities. The property would provide ideal accommodation for couple or young family, or potential clients looking to downsize, and subject to the relevant Edinburgh Council permissions, could potentially be extended into the loft area. The property comprises: entrance hall (with loft access to large floored loft area and storage cupboard), lounge, kitchen, open plan dining room, 2 bedrooms, and shower room w/c. The property further benefits from double glazing and gas central heating. Externally there are spacious garden grounds to the front, side and rear. The beautifully presented gardens have been well maintained and are mainly laid to lawn with borders of mature shrubs and plants. The garden to side also has 2 patio areas and a summerhouse which has been included in the sale. The gardens have perimeter fencing/brick wall, providing private and enclosed gardens. To the side there is a driveway providing parking, which leads to a single garage offering further parking and storage. The property has been well placed for access to the local shops, schools and public transport of bus links, and a high level of interest is anticipated due to the style, size and location of the property, early viewing is recommended. EPC=D(60) Council Tax Band-F

## Location

The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops, banking facilities, restaurants, takeaways and other social amenities can be found nearby at St John's Road, with the Gyle Shopping Centre only a few minutes' drive. It is also well located for motorway connections and Edinburgh airport. Excellent regular bus and tram services to the City Centre are within a short walk. The property is in the catchment area for Carrick Knowe Primary School, St Andrews Fox Covert RC Primary, Forrester High School and St Augustines's RC High School.

[Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses \(Edition 5\)](#)

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.