



Gordon Road
Edinburgh
EH12



A substantial family home with a large garden and garage.

Description

7 Gordon Road is a substantial and attractive Edwardian house which provides idyllic family accommodation in one of the most sought-after streets in Corstorphine. The current owners have carried out extensive renovations and have produced a beautiful home which maintains many original period features and has a wonderful atmosphere as a result. The accommodation provides an ideal balance between flexible living and entertaining space with two large public rooms, six double bedrooms and two recently fitted bathrooms.

Immediately on entering the hall, there is a sense of space and light thanks to the impressive staircase which is crowned by a cupola. To the front of the ground floor is the sitting room which has a south facing bay window which floods the room with light and provides stunning views. To the rear, there is a dining room with a tripartite door/window combination leading straight to the garden. The recently remodelled kitchen has ample storage and a range cooker and leads on to a utility room and WC.



Stairs lead from the kitchen up to the former maid's room which works perfectly as a study.

The first floor consists of an impressive principal bedroom with a huge window with breathtaking views across Edinburgh to the Pentland Hills. There are three further double bedrooms on this floor as well as the main family bathroom. The second floor consists of two spacious double bedrooms and a smart shower room.

Outside, there are mature gardens to the front and rear of the property with large patio areas for outside dining. There is direct access to the detached garage which, subject to the usual planning consents, has the potential for redevelopment for a variety of possible uses, such as a home office or secondary accommodation.

Features include

- Exceptional and far reaching views
- Recently refurbished throughout
- Beautiful period details including cornices and fireplaces
- Large private garden
- Garage
- Prime location near to many of the city's top schools





Location

Gordon Road is situated in the Corstorphine area of Edinburgh, approximately 3.5 miles west of the city centre. This quiet residential area is long established as one of the most desirable suburbs of Edinburgh. Corstorphine is ideally located for access in to the city centre, out of town and is only 10 minutes from Edinburgh airport. There are excellent road links and regular bus and tram services which run frequently in both directions. Gordon Road is within easy walking distance of St John's Road which has a large Tesco, convenience stores, restaurants and coffee shops. The area is particularly popular with families, with schools including Corstorphine Primary and Craigmount High. The city's acclaimed independent schools are also within easy reach. Murrayfield Golf Course and Ravelston Golf Clubs are both nearby and there are a number of other sporting and leisure facilities close by, including the Murrayfield Stadium and Ice Rink and picturesque walks in Corstorphine Hill and Cammo Estate. The Gyle Shopping Centre and Hermiston Gate are just a short journey for larger shopping needs with supermarkets such as M&S and Morrisons and many other high street retailers and DIY stores.

Financial Guarantee/ Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Council Tax

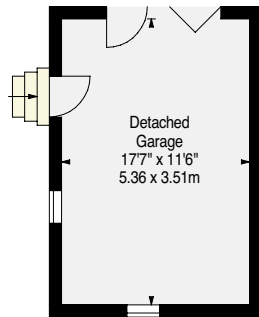
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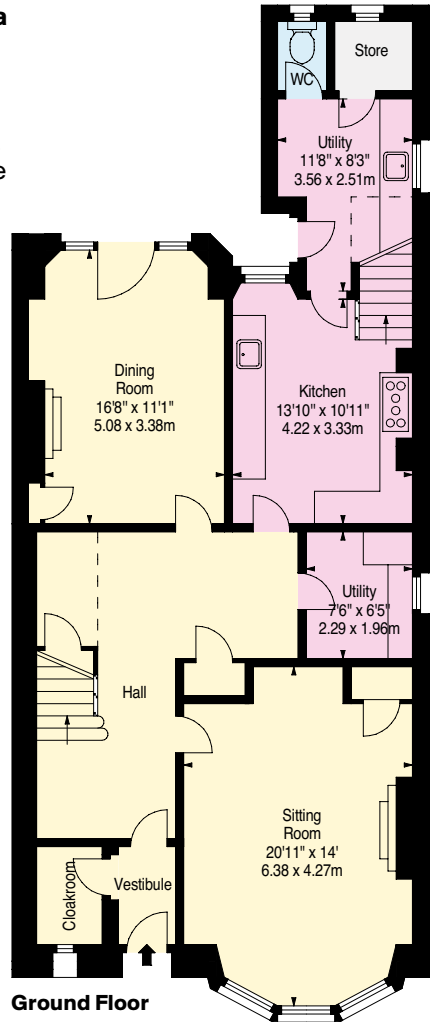


Approximate Gross Internal Floor Area
2,839 Sq Ft - 263.74 Sq M
Garage: 201 Sq Ft - 18.67 Sq M

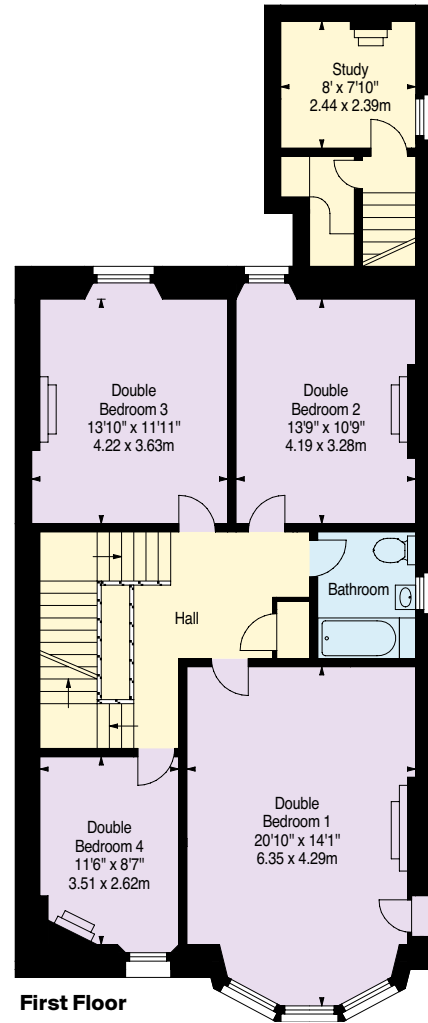
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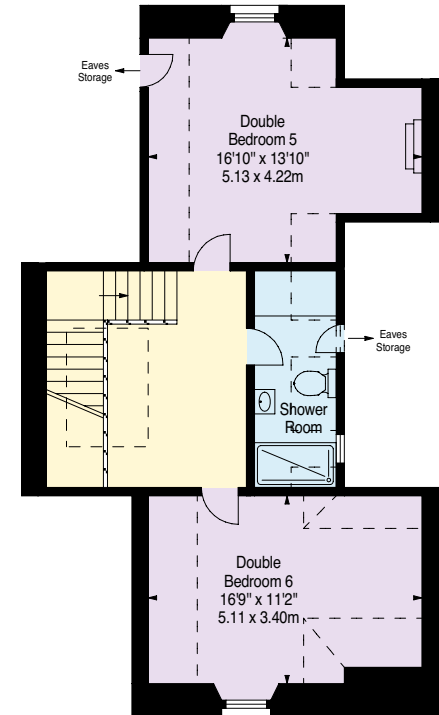
Ground Floor



Ground Floor



First Floor



Second Floor



Knight Frank Edinburgh
 80 Queen Street
 Edinburgh
 EH2 4NF
knightfrank.co.uk

I would be delighted to tell you more.

Edward Douglas-Home
 0131 222 9600
edward.home-douglas@knightfrank.com



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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