



11 CORRENNIE GARDENS

MIDLOTHIAN, EDINBURGH

savills

11 CORRENNIE GARDENS

EDINBURGH, MIDLOTHIAN, EH10 6DG

METICULOUSLY RENOVATED AND IMMACULATELY PRESENTED, SUBSTANTIAL DETACHED FAMILY HOME

- Entrance Vestibule and Reception Hall
- Drawing Room
- Play Room/Dining Room
- Study
- Open Plan Dining Room, Kitchen and Family Living Room
- Utility Room, Pantry and Cloakroom with WC
- Gym
- Generous Master Bedroom with En Suite Bathroom
- 5 further Double Bedrooms
- 2 Family Bathrooms
- Integrated Single Garage with Excellent Storage
- Driveway with Off-Street Parking
- Extensively Landscaped Rear Walled Garden
- Substantial Patio
- Easily Maintained Front Garden
- EPC Rating = D



Location

Situated around 2 miles south of Princes Street, Corrennie Gardens links Hermitage Drive to Corrennie Drive and is set within the popular residential district of Morningside. There are excellent local shops, bistros and bars in Morningside and Bruntsfield, including a Waitrose, Marks & Spencer and Tesco, as well as cultural amenities including the King's Theatre and Dominion Cinema. Local sporting facilities include a number of golf courses and there are beautiful walks in the open spaces of Bruntsfield Links, The Meadows, The Braids and The Hermitage. The property is ideally located for access to the financial district in the West End as well as The Gyle, Gogarburn and Edinburgh Park. George Watson's is within easy reach, and a number of other schools, including South Morningside Primary, George Heriot's, Merchiston, and Boroughmuir High School, are also nearby. The city bypass is also within easy reach, providing excellent access to the airport and the Central Scotland motorway network.

Description

11 Corrennie Gardens has been meticulously and extensively renovated, finished to the highest specification and exceptionally well presented throughout. The house offers spacious, comfortable and flexible family accommodation set over ground, first and second floors. Principally facing east and west, with additional aspects to the north and south,

make this a particularly light and bright house, enhanced by the use of glass in the modern extensions, roof lights and open plan nature of the ground floor living space. The views, particularly from the top floor bedrooms are spectacular. The house caters perfectly for contemporary living with the highest quality fixtures and fittings, the superb open plan family living space on the ground floor, new zoned heating system, double glazed windows sympathetically designed to blend with the traditional nature of the house, as well as CAT 6 cabling throughout, integrated Sonos music system and a state of the art CCTV and intruder alarm system. The kitchen has been beautifully designed and hand built using the highest quality materials, and is the central focus of the exceptional living space at ground level. Throughout, the bathrooms have been finished to a luxurious specification using a range of Duravit sinks and baths.

Externally, the house sits in an elevated position and is set back from the road by a recently landscaped garden, driveway with off-street parking, and a gated path with re-built walls leading to the front door. At the head of the driveway there is an integrated garage also. There is an extensive patio terrace bordering the rear of the house, and leading to the generous lawned garden, with raised flower beds set within stone walls creating a divide. To the rear of the garden there is a wonderful play area with climbing frame and swings, as well as a shed.





General Remarks

Fixtures and Fittings

All fitted floor coverings, curtains, blinds light fittings and white goods are included in the sale.

Listing

The property is not listed but lies within the Morningside Conservation Area.

Home Report & Energy Performance

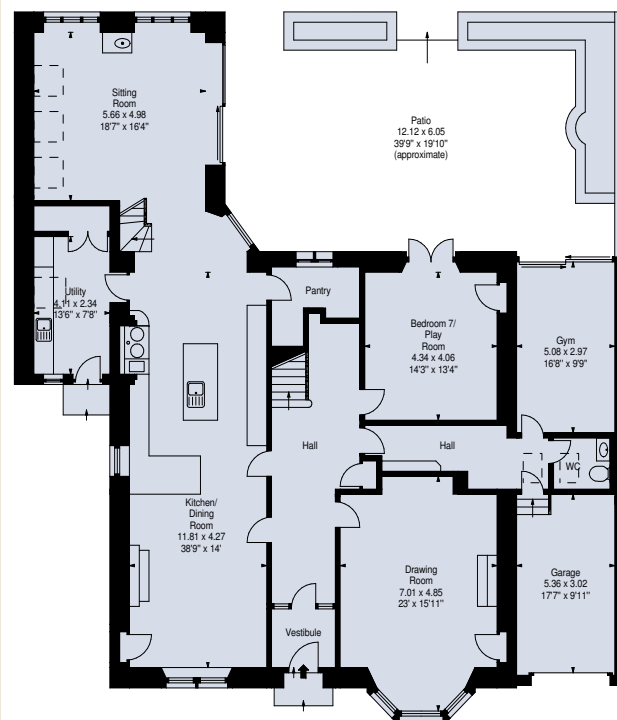
A copy of the full Home Report and Energy Performance Certificate is available on request.

Possession

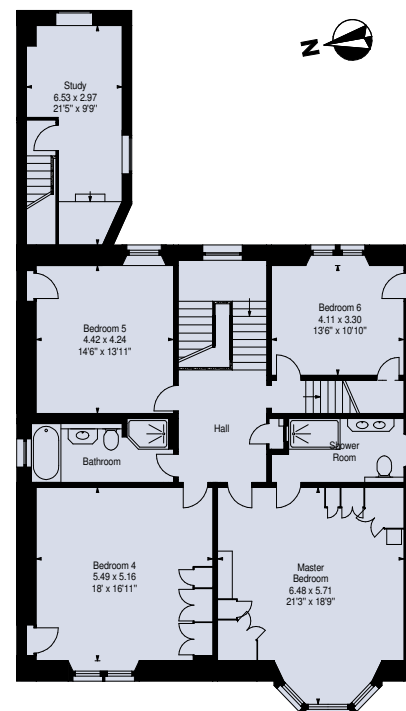
To be by mutual agreement.

Offers

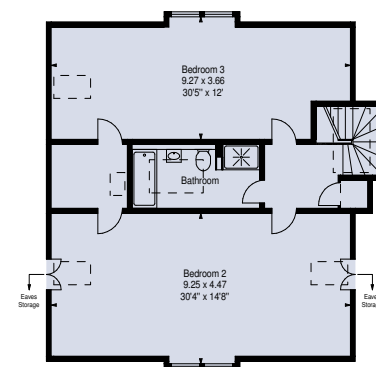
Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.



Ground Floor



First Floor



Second Floor

11 Corrennie Gardens

Approximate Gross Internal Floor Area

492.46 sq.m (5301 sq.ft)

(Including Garage & Gym)

Viewing

Strictly by appointment with Savills - 0131 247 3770.

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