

121 (Flat 2F2) St John's Road, Corstorphine Edinburgh, EH12 7SB

OFFERS OVER £259,000



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- Spacious 1930's 2nd floor flat
- Living room, large fitted kitchen and dining room/bedroom 3
- 2 further double bedrooms and bathroom/shower
- Gas central heating and double glazing
- Sunny aspect and distant views of the Pentland Hills
- Well-kept mutual garden to rear
- Ideal for commuters
- EPC C

Description

This spacious 1930's second floor flat enjoys a very sunny aspect plus a distant view of the Pentland Hills. The accommodation is generous (102 sqm) and well maintained with ample storage. There is an extra-large reception hall, living room, large fitted kitchen, 3 double bedrooms and a bright bathroom/shower.





Central Heating and Double Glazing

Gas central heating is complemented by replacement double glazing.

Garden

There is a neat enclosed rear garden of shared ownership.

Location

Above a small parade of shops, the property fronts the A8 along which numerous bus services operate including the Airport Link. A well reputed primary school, nursery, dentist and convenience stores are all very close by. Also easily accessible are numerous recreational/social facilities including Carrick Knowe Golf Course, Corstorphine Hill, Edinburgh Zoo and off-road cycle tracks.

EPC and Council Tax

The property lies in Council Tax band D and has a C-rated Energy performance Certificate.

Valuation

The flat has been valued by surveyors at £260,000.

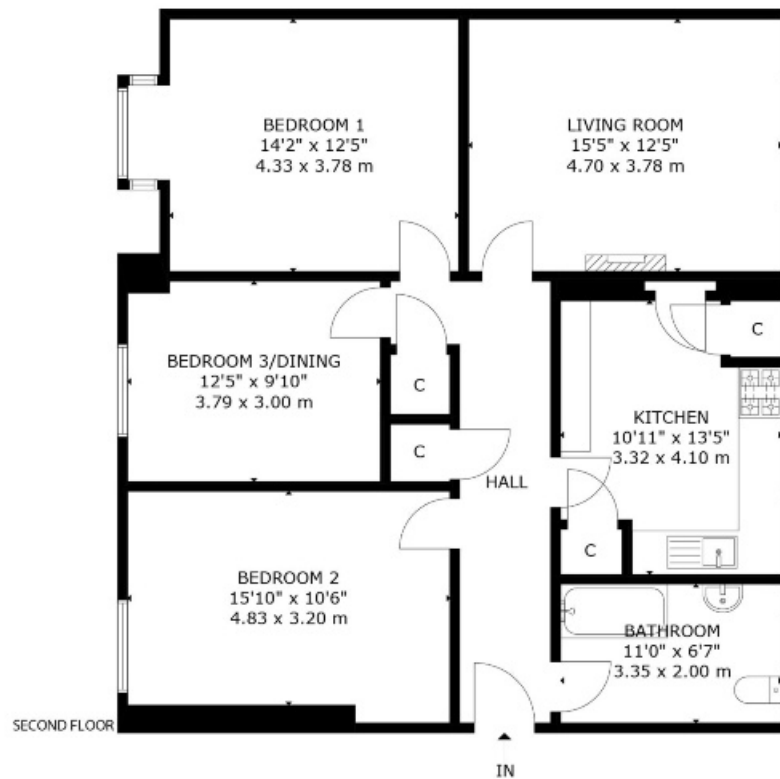
Viewing

To view telephone the Agent on 0131 229 3399 (075958 20611 out with office hours.

Extras

All fitted carpets, curtains, washing machine, fridge/freezer and oven, hob and hood are included in the sale price.





121 2F2 ST JOHNS ROAD, CORSTORPHINE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,086 SQ FT / 101 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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