

24 Downie Terrace, Corstorphine Edinburgh, EH12 7AU

OFFERS OVER £285,000



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- Large ground floor flat with own small enclosed front garden
- Elegant bay-windowed sitting room
- Spacious dining room/kitchen
- Generous double bedroom and bright bathroom/shower
- Period features including stripped floors, original panelled doors and ornate cornice
- Gas central heating and single glazing
- Scope to create a second bedroom
- Close to local amenities and transport networks
- EPC C

Description

This generously proportioned Victorian ground floor flat is part of a converted four storey block (Circa 1900) which is full of timeless character with it's stripped floors and ornate cornicing. All on ground floor level, its current layout (84 sqm) offers a private entrance vestibule which opens into an extra-large reception hall. There is a very elegant living room boasting a large bay-window to front and mantelpiece. The spacious fitted kitchen has room for a dining table and includes an integrated oven. It also has a double bedroom and a bright bathroom featuring modern white sanitary ware plus an over-bath shower.

The property also offers tremendous potential for possible reconfiguration to form a second bedroom if desired.





Central Heating and Single Glazing

The property benefits from gas central heating. The property has single glazed units.

Garden

The front patio area has recently been refurbished and can be used as an outside dining/BBQ area.

Parking

The area provides unrestricted on street parking.

Location

The popular area of Corstorphine lies within easy reach of the city centre and is renowned for its tree lined streets and green open spaces. There are many excellent amenities close at hand including; local bars and restaurants, excellent shopping facilities, several sports clubs, golf courses at Ravelston and Murrayfield and of course the Murrayfield Stadium and Ice Rink. The area has excellent bus routes into the city centre and Haymarket rail station, the tram link is nearby and also allows for easy access into the city centre and to the airport. There is convenient road access westwards towards the city bypass, Edinburgh International Airport and the motorway links to the North, South and West.

Extras

All fitted carpets and white goods are included in the sale price (no warranties given).

Valuation

It has been valued at £290,000 for mortgage purposes and the link to the Home Report is available from the ESPC web site.

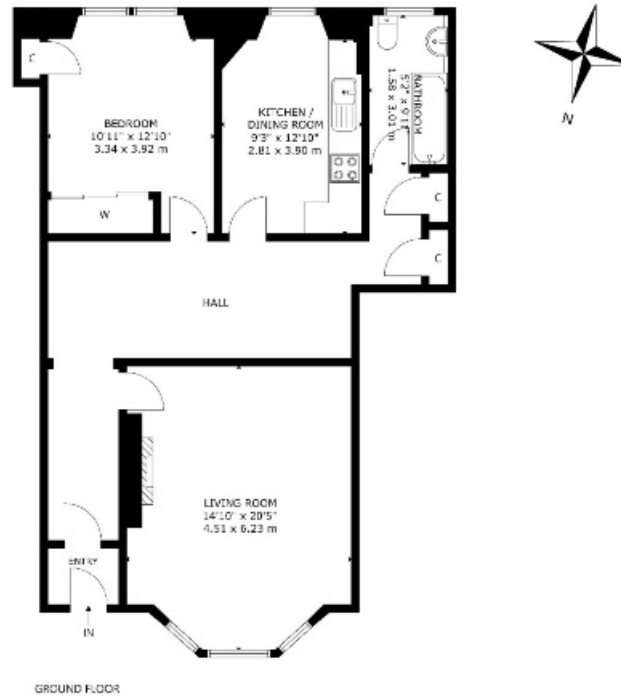
Council Tax and EPC

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

Viewing

Telephone Agent 0131 229 3399.





24 DOWNIE TERRACE, CORSTORPHINE, EDINBURGH EH12 7AU
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 904 SQ FT / 84 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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