

69 The Paddockholm, Corstorphine Edinburgh, EH12 7XR

OFFERS OVER £300,000



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- Spacious terraced villa in peaceful cul-de-sac
- Sitting room and separate kitchen/dining area
- Two double bedrooms and single bedroom/study with upstairs family shower room
- Gas central heating and double glazing
- Rear garden and off street parking
- Popular 1980's residential development
- EPC C

Description

This terraced 3-bedroomed villa (circa 1980) is quietly located in a peaceful cul-de-sac setting. The practical layout (80sqm) is arranged over two levels with an entrance hall and staircase. There is a front facing sitting room which extends to the rear and separate kitchen/dining area on the lower level. Upstairs there are two double bedrooms (both with integrated wardrobes) and one single bedroom/study. The shower room with WC is also located on the top level and the property further benefits from additional attic storage.





Central Heating and Double Glazing

The property benefits from gas central heating (boiler located in outside front storage cupboard for convenience) and double glazing throughout.

Garden and Parking

There is a private garden area to the rear which includes a paved section and is bordered by plants and fencing. There is also a rear gate for access to take bins out. Unrestricted parking is to the front of the property.

Location

69 The Paddockholm is in the desirable residential area of Corstorphine, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco Extra supermarket within easy reach. The Gyle Shopping Centre and Hermiston Gait offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.

Mortgage Valuation

The valuation for mortgage purposes is £310,000 and the Home Report is available via the web sites of both DM Property and the ESPC.

Council Tax and EPC

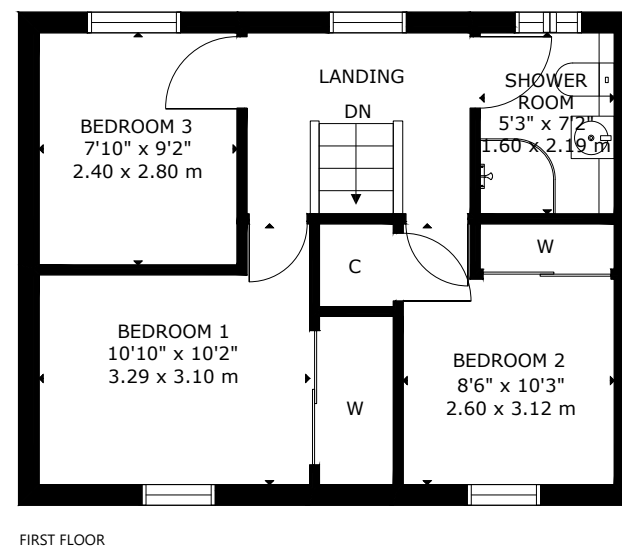
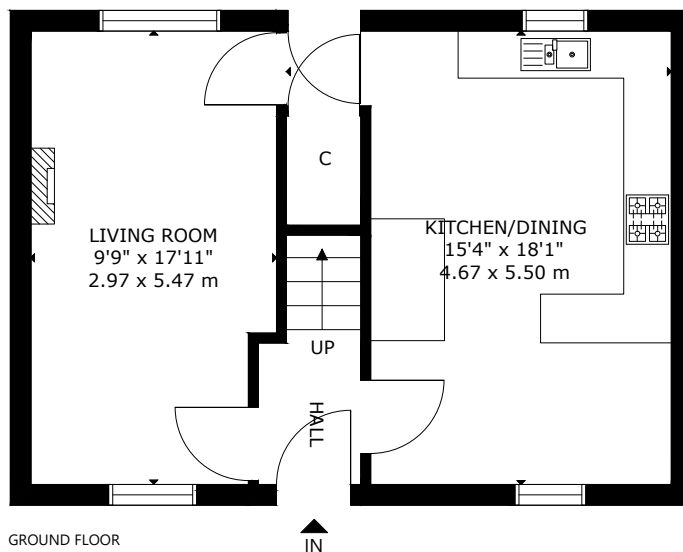
The property lies in Council Tax Band E and has a C-rated Energy Performance Certificate.

Extras

The fitted carpets, curtains, blinds, integrated oven, and white goods are included in the sale price.

Viewing

Telephone Agents - 0131 229 3399.



69 THE PADDOCKHOLM, CORSTORPHINE, EDINBURGH EH12 7XP
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 862 SQ FT / 80 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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