



26/2 Glasgow Road
Corstorphine, Edinburgh, EH12 8HL

CALL US ON 0131 447 4747

26/2 Glasgow Road, Corstorphine, Edinburgh, EH12 8HL

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secured entry.
- Dining hallway with excellent storage.
- Good size living room with views to Pentland Hills.
- Modern fitted kitchen with some appliances & storage.
- Three generously proportioned double bedrooms, two with fitted storage.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Some unrestricted on-street parking in surrounding streets.



GENERAL DESCRIPTION

A first floor flat situated within the sought after Corstorphine district of the city perfectly positioned for access into Edinburgh City Centre and a wide range of local amenities. The property would be suitable for a range of buyers

COUNCIL TAX BAND: D.
TRAIN STATION: APPROXIMATELY 500 METRES TO EDINBURGH GATEWAY.
AIRPORT: APPROXIMATELY 3.6 MILE TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

LOCATION

The property is situated within the established residential area of Corstorphine just over three miles west of Edinburgh City Centre. There is an eclectic range of local shops, banking facilities and other social amenities that can be found nearby at St John's Road. There is a Lidl plus store across the road, a large 24-hour Tesco nearby and the Gyle Shopping Centre is only a few minutes' drive away with many High Street stores inside. Recreational facilities in the area include a Gym above the Lidl store, David Lloyd Leisure club and the nearby Corstorphine Hill provides a choice of pleasant walks. It is also well located for motorway connections and Edinburgh Airport while excellent regular bus services to the City Centre are on your doorstep. The property is in the catchment area for a number of well-respected schools and Heriot Watt and Napier University at Sighthill are only a short distance away.

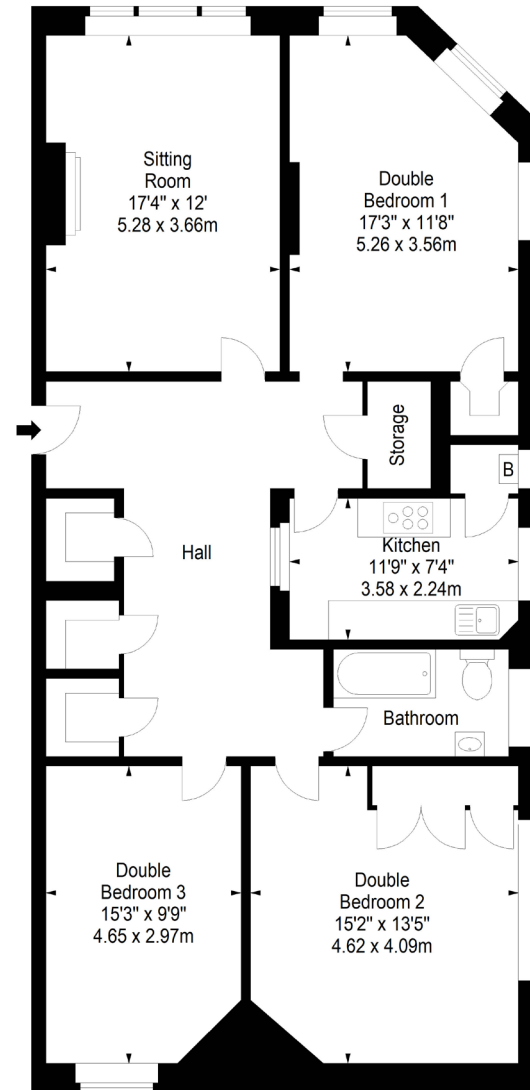
EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD AND FREESTANDING AUTOMATIC WASHING MACHINE.



Glasgow Road, EH12 8HL



Approx. Gross Internal Area
1260 Sq Ft - 117.05 Sq M
For identification only. Not to scale.
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First Floor



ENERGY PERFORMANCE
CERTIFICATE RATING D

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.