



5 Sycamore Terrace
Corstorphine, EH12 7HL

Deans 
Solicitors & Estate Agents LLP



MID-TERRACED HOUSE

- Sitting Room
- Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- WC Apartment
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- On-Street Parking
- EPC Rating- D



Early viewing is a must of this stunning, traditional mid terraced villa located in the highly desirable area of Corstorphine. The property is close to an abundance of amenities on Corstorphine High Street, walking distance of the local primary school and easy reach of the City Centre. There is an excellent public transport service which travels to many parts of the City including Edinburgh Airport. In move-in condition, the stylish interior would make an ideal family home and comprises; entrance vestibule leading to the welcoming entrance hallway, attractive and spacious bay windowed sitting room with feature fireplace housing the wood burning stove and ornate cornice work, lovely dining room with French doors to the rear garden and leading to the contemporary kitchen, stylish bathroom with feature roll top bath with shower over and upstairs leads to three delightful good sized bedrooms/2 with access to a WC apartment. There are easily maintained private gardens to the front and rear of the property with free on-street parking available within the area. Further benefits include gas central heating and double glazing. Included in the sale are fitted carpets and floor coverings, oven and hob. The appliances included are sold as seen with no warranty provided.

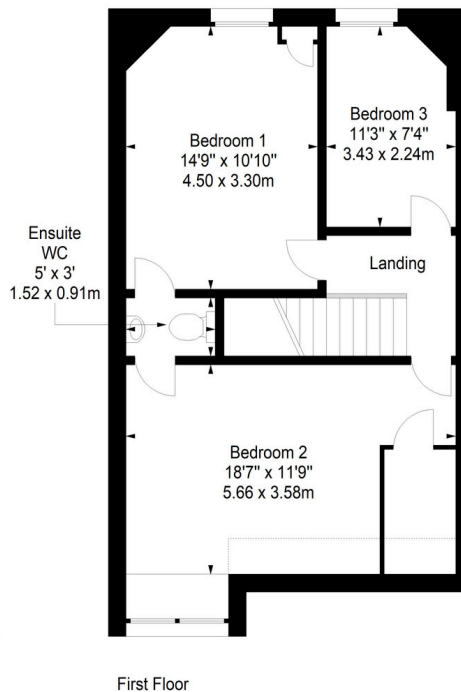
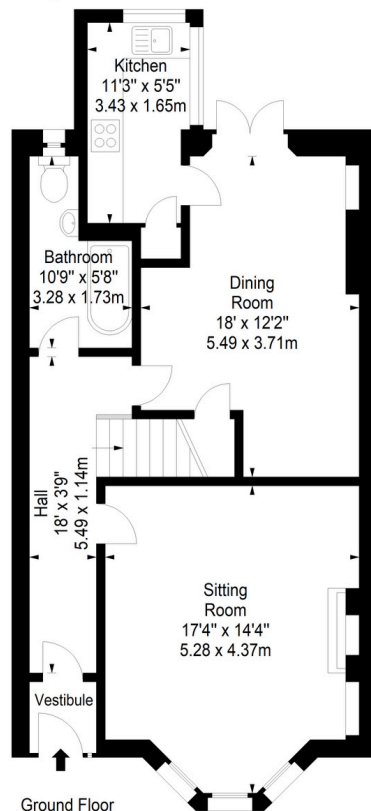




**Sycamore Terrace,
Edinburgh,
Midlothian, EH12 7HL**



Approx. Gross Internal Area
1258 Sq Ft - 116.87 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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