



30 St Ninians Road  
Corstorphine, EH12 8AW

**Deans**   
Solicitors & Estate Agents LLP



## TERRACED HOUSE

- Living Room
- Dining Room
- Kitchen
- Three Double Bedrooms
- Bathroom
- Private Front & Rear Gardens
- Gas Central Heating
- EPC Rating – D





This charming and rarely available Edwardian terraced villa is quietly located in a highly sought-after location in Corstorphine, in close proximity to convenient amenities, highly regarded schooling and excellent public transport links to the city centre and Edinburgh Airport. The accommodation on the ground floor comprises; generous, south-west facing, bay-windowed living room, dining room with patio doors to the rear garden and separate kitchen. The upper floor comprises; bright hallway with cupola flooding the space with natural light, three comfortable double bedrooms and bathroom with shower over bath. There is an extensive, fully enclosed garden to the rear and a further neatly landscaped garden to the front. There is free on-street parking in the area. The property benefits from gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, hood, washing machine, dishwasher and lightshades. All included appliances are sold as seen with no warranty provided.



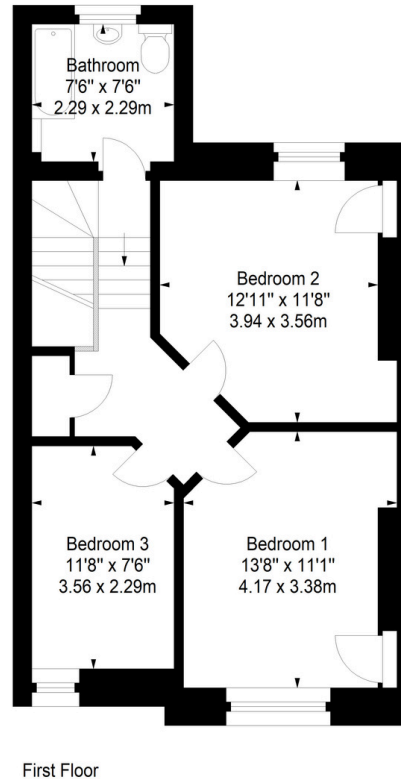
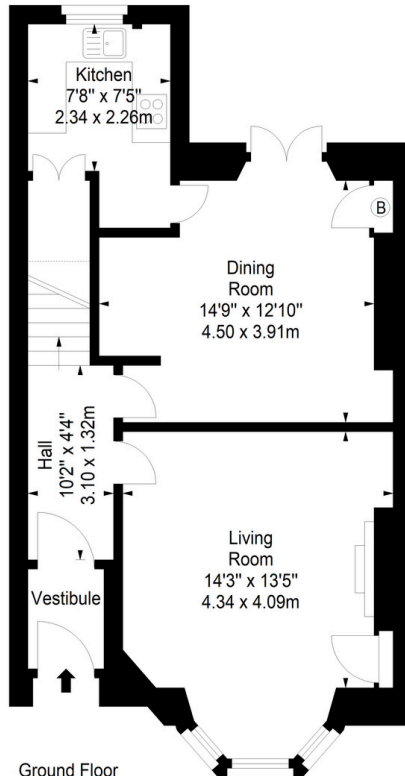




St. Ninians Road,  
Edinburgh,  
Midlothian, EH12 8AW



Approx. Gross Internal Area  
1168 Sq Ft - 108.51 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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