



10 Corbieshot,
The Jewel, EH15 3RY

Deans 
Solicitors & Estate Agents LLP



DETACHED HOUSE

- Living Room
- Dining Room
- Kitchen
- Utility
- Three Bedrooms
- Bathroom
- Separate W.C.
- Private Front, Rear & Side Gardens
- Driveway
- Double Glazing & GCH
- EPC Rating – C



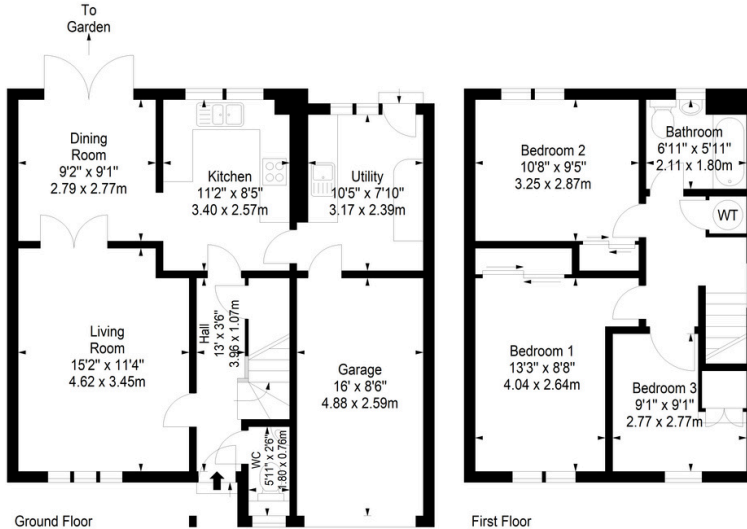
Quietly situated within a well-established residential development, this well-presented detached house offers generous family accommodation in the sought-after Jewel area, to the east of Edinburgh. There are a range of convenient, local amenities including supermarkets nearby and Fort Kinnaird Retail Park offers a selection of high street retailers and restaurants. The accommodation comprises; welcoming hallway, spacious living room, separate dining room, kitchen, utility room, separate W.C., three bedrooms (two with built-in wardrobes) and bathroom with shower over bath. Externally, there is a large, fully enclosed garden to the rear and further neatly maintained garden areas to the front and side. A driveway and garage give convenient off-street parking. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, washing machine, dishwasher and light shades. All included appliances are sold as seen with no warranty provided.



Corbieshot,
Edinburgh,
Midlothian, EH15 3RY



Approx. Gross Internal Area
1164 Sq Ft - 108.14 Sq M
(Including Garage)
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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