



28 Stuart Park
Corstorphine, EH12 8YD

Deans 
Solicitors & Estate Agents LLP



MID TERRACED HOUSE

- Lounge
- Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Rear Garden
- Off-Street Parking
- EPC Rating – C



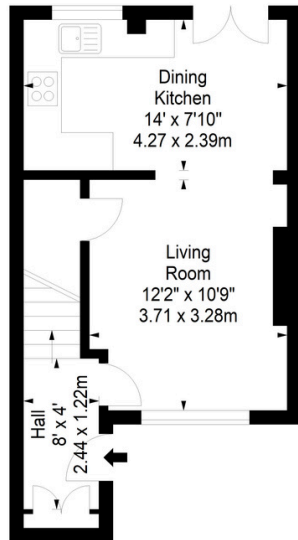
Forming part of a quiet residential estate, this stylish presented mid terraced villa is situated within the highly desirable location of Corstorphine. The property is close to day to day shopping requirements with further specialised shopping available at the Gyle Shopping Centre. A good public transport service passes close by with Edinburgh Gateway tram and train stop within easy reach providing quick and easy access to Edinburgh Airport and the City Centre. In move-in condition the property would make an ideal purchase for the professional couple and comprises; welcoming entrance hall, attractive sitting room partially open plan to the contemporary dining kitchen with French doors to the rear garden, upstairs leads to two lovely double bedrooms/one with built-in wardrobes and modern bathroom with shower. There is a small section of garden to the front with a well-maintained enclosed garden to the rear. Further benefits include off street parking, gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood and washing machine. All appliances are sold as seen with no warranty provided



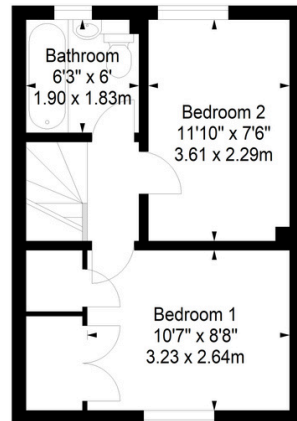
**Stuart Park,
Edinburgh,
Midlothian, EH12 8YD**



Approx. Gross Internal Area
606 Sq Ft - 56.30 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



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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