



CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

4 TRAQUAIR PARK WEST

CORSTORPHINE, EDINBURGH
EH12 7AL



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VIEWINGS: BY APPOINTMENT
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Property Summary

Set in the city's highly sought-after Corstorphine district, just a short drive from central Edinburgh, this terraced house boasts spacious accommodation that needs some cosmetic upgrades to unlock its full potential. The home comprises two reception rooms, a kitchen, four bedrooms, an attic room, a family bathroom, and a utility room, as well as two WCs. Outside, 4 Traquair Park West benefits from thriving private gardens with a shed, and a private garage and parking. Additionally, the property is conveniently located near shopping facilities, excellent schools, scenic outdoor spaces, and transport links.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

Features

- Terraced house in Corstorphine
- Excellent opportunity for modernisation
- Entrance vestibule and hall with cloakroom
- Bay windowed living room with fireplace
- Sunny dining room with fireplace
- Kitchen with fitted units
- Large main bedroom
- Three more spacious bedrooms
- Versatile attic room
- Bathroom and separate WC
- Handy utility room and WC
- Private gardens





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*Bay windowed living room with
fireplace and a sunny dining room
with fireplace*







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*Four spacious bedrooms and a
versatile attic room*







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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

