



42 Corbieshot  
The Jewel, Edinburgh  
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Nestled at the end of a leafy green cul-de-sac, this two-bedroom mid-terrace house has a delightful location in The Jewel. The southwest-facing property is in excellent decorative order too, enjoying modern interiors throughout. It includes two reception areas, as well as a quality kitchen, shower room, and WC. It also has an easy-to-maintain garden and a dedicated parking space. The home is sure to be in popular demand amongst first-time buyers, commuters, and young families alike.

Stepping inside, you are welcomed by an entrance hall with a convenient WC. Directly ahead is the living/dining room. Here, white décor is brightened by a tasteful accent wall and the warm glow of a wood-textured floor. It is an inviting aesthetic that creates a comfortable and homely environment. This space invites you to sit back and relax. From here, double doors open into a sunny conservatory which forms a wonderful space for dinner parties. It also extends out into the rear garden for summer entertaining.

## Features

- A southwest-facing mid-terrace house
- Leafy cul-de-sac setting in The Jewel
- Modern interiors throughout
- Welcoming entrance hall with a WC
- Elegant living/dining room
- Sunny conservatory opening to garden
- Attractive fitted kitchen
- Double bedroom with fitted wardrobes
- Versatile second bedroom/home office
- Contemporary three-piece shower room
- A dedicated parking space
- Gas central heating and double glazing





*This space invites you to sit back and relax.  
From here, double doors open into a sunny conservatory  
which forms a wonderful space for dinner parties*







Meanwhile, the kitchen  
is to the southwest-facing  
front of the home.



It has an attractive colour palette carefully blending light tones to create a pristine ambience. It has excellent cabinet storage at base and wall-mounted level, alongside complementary worktops. An oven and ceramic hob come integrated, with an undercounter fridge and a washing machine also included.





From the living area, stairs lead up to the two bedrooms, both of which are carpeted for optimal comfort. The principal bedroom is a spacious double decorated with a chic accent wall and a neutral backdrop. It also has the advantage of fitted wardrobes, providing generous clothes storage. The second bedroom (presented in crisp white) is a versatile single that would work equally well as a home office.

A contemporary three-piece shower room completes the accommodation. Set against a suave grey backdrop, it is comprised of a white storage-set washbasin, toilet, and double step-in shower cubicle. Gas central heating and double glazing ensure year-round comfort.





*The second bedroom (presented in crisp white)  
is a versatile single  
that would work equally well as  
a home office.*





*Contemporary  
three-piece  
shower room*



Outside, the home has a low-maintenance rear garden that is fully enclosed. It has a timber deck and a patio area – perfect for relaxing and dining in the sun. It also benefits from a dedicated parking space, along with additional parking bays for visitors.

Extras: All fitted floor and window coverings, light fittings, integrated kitchen appliances, a fridge, and a washing machine are to be included in the sale, whilst the Black leather three-piece suite, dining room table and chairs, bed and mattress are all available by separate negotiation.

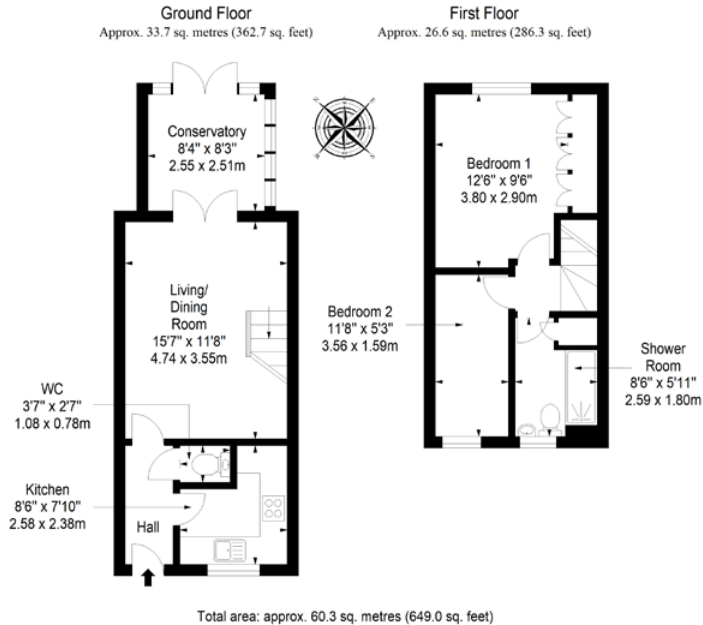




## The Jewel, Edinburgh

Positioned east of Edinburgh city centre and just south of Portobello, The Jewel is a popular district amongst commuting professionals and families alike. This relatively small area is comprised of an established residential development and a large supermarket. Conveniently, it also borders Fort Kinnaird Retail Park, which is home to an extensive range of high-street shops, eateries, and a multiplex cinema. There are nearby convenience stores as well, and a cluster of public parks within easy reach. Furthermore, some of Edinburgh's best loved green spaces are close by, including Duddingston Loch, Holyrood Park, and Arthur's Seat – perfect for day's out in the sun. Portobello Beach is also a short drive or bus journey away, offering its vast golden sands and seafront promenade for leisurely strolls. Further amenities, trendy bars and restaurants can be enjoyed in Portobello as well. Being less than 4 miles from the heart of Edinburgh city centre, it is easy to enjoy the capital's world-class shopping, leisure, and cultural facilities too. Furthermore, the Jewel is served by regular bus links and it is close to the A1 for swift travel in and around the city centre. In addition, Brunstane train station is nearby for travel further afield. Finally, the area offers well-regarded schooling which caters for all levels.

## Floorplan



## Price & Viewings

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EPC Rating - C | Council tax band - C | Home report Value - £215,000

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