



87

Fox Covert Avenue
Corstorphine

Edinburgh
EH12 6UH





Spacious three-bedroom semi detached villa located within an established residential street in Corstorphine, close to exceptional local amenities and well placed for commuting. The interior is well presented throughout and offers well-proportioned and flexible accommodation, making this an ideal purchase for the professionals or growing families and early viewing is highly recommended.

The accommodation comprises:

- Entrance hall with under stairs storage
- Sitting room with feature fireplace open to:
- Dining room with window overlooking the rear garden
- Kitchen fitted with a range of base and wall mounted units. Integrated oven & hob. Space for freestanding appliances.
- Glass roof Victorian style conservatory
- Three well proportioned bedrooms
- Shower room fitted with toilet, pedestal sink and shower enclosure.

Externally:

The Property benefits from gardens to the front and rear with a driveway and garage. The garden to the front is laid to lawn with shrubs and planting. To the rear, the low maintenance garden is terraced & paved with areas of gravel, raised beds and mature planting.



Viewing by appointment on 0131 524 3800



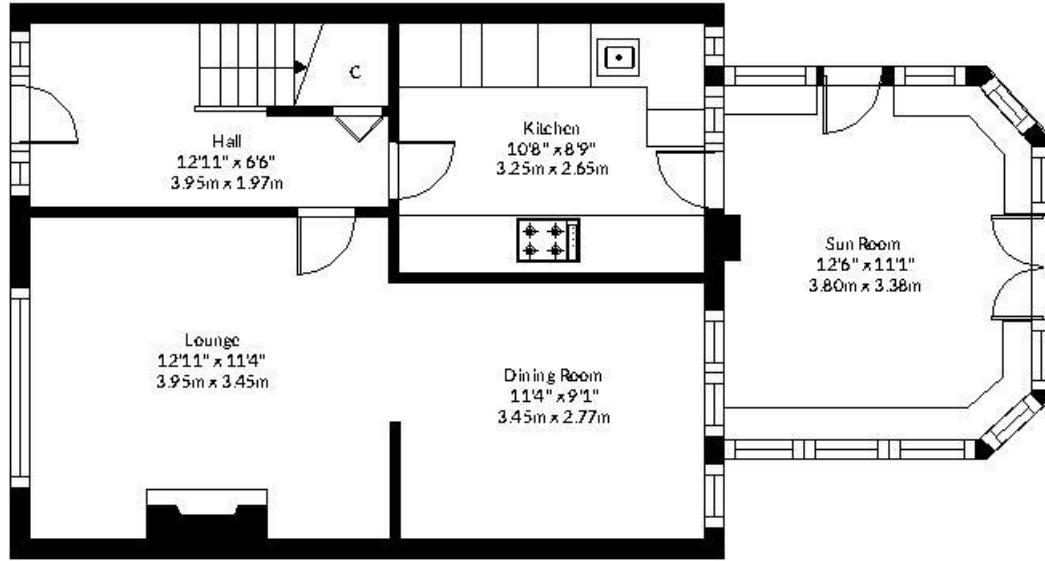




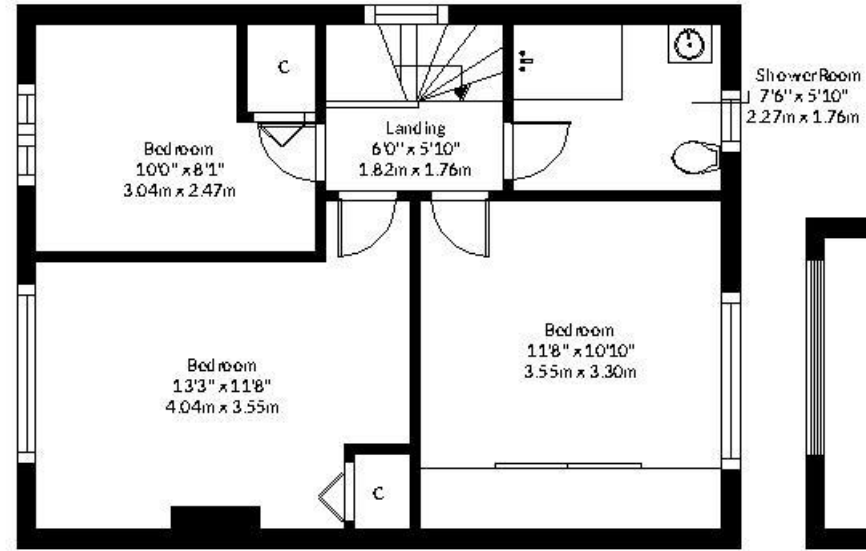




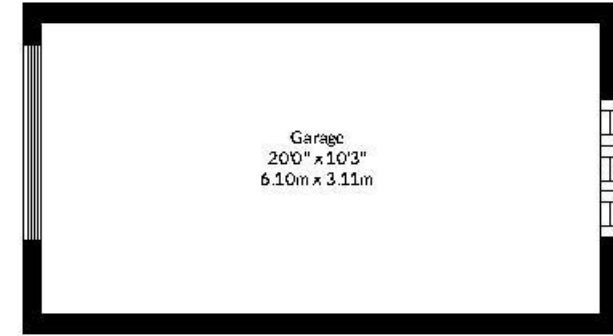




FLOOR 1



FLOOR 2



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This plan is for layout guidance only and is not drawn to scale. whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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The property is situated within the sought after Corstorphine area of the city. Excellent local amenities are on hand together with the Gyle Shopping Centre housing many high streets named shops and services. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible. The property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city Centre. Reputable schooling from nursery to senior levels are within proximity of the property with further education Fox Covert Primary School, Craigmount High School, Edinburgh College and Heriot Watt University all within easy reach. Leisure and recreational facilities include the close at hand Gyle Park, David Lloyd and Drum Brae leisure centres together with Edinburgh Zoo and BT Murrayfield Stadium.

EPC Band- D

Council Tax Band- E