









This is a bright, spacious and extended semi-detached villa situated in the popular residential area of Corstorphine close to excellent local amenities and facilities. There are good bus and tram services to the City Centre and other parts of the City and the property is conveniently situated for easy access to the city bypass and to the major road networks.

Corstorphine offers a wide range of good local facilities including shops, schools, a library and park. The Gyle shopping complex is also within easy reach. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill and Edinburgh Zoo.

Internally the property is in good decorative order throughout but would now benefit from a degree of modernisation. The property benefits from gas central heating, double glazing and good storage facilities. All curtains and fitted floor coverings are included in the sale together with the kitchen appliances. Most other items may be available through separate negotiation

PROPERTY DETAILS

- Entrance Hall with carpeted staircase to upper floor. Under stair cupboard.
- Bright and spacious Lounge with window to front. Feature brick fireplace with living flame gas fire. Double doors to dining room.
- Dining Room with space for large dining table and chairs. Window to rear overlooking garden.
- Fitted Kitchen with matching wall and base units. The free-standing gas cooker is included in the sale together with the washing machine. Ample work surfaces with stainless steel sink with drainer and tiled splashback. Shelved cupboard. Wall mounted combi boiler. Window to rear.
- Rear porch with door to garden and dining room.

Upper Floor

- Landing with attic access hatch with Ramsay ladder leading to large floored attic. Window to side.
- Large Double Bedroom with windows to front with open outlook. Built in cupboard.
- Second good-sized Double Bedroom with window to rear. Built-in shelved cupboard.
- Family Bathroom with white three-piece suite comprising bath with tap mixer shower, wash hand basin and WC. Mirrored bathroom cabinet. Mirror. Frosted window to rear.



























EXTERNAL

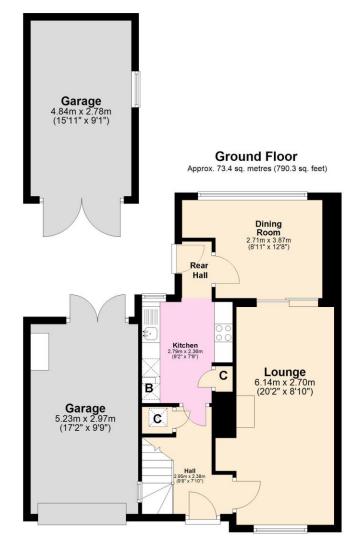
A driveway provides off-street parking and leads to a single garage with powered up and over door, power and light.

The front garden features a lawn bordered by an attractive array of established plants and shrubs.

The rear garden is fully enclosed and again features a lawn bordered by a lovely array of plants, shrubs and trees. A patio provides space for garden furniture.

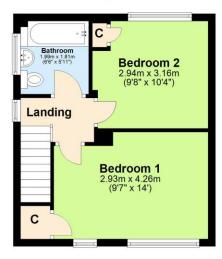
The timber garage is included in the sale.

- Energy Efficiency Rating D
- Council Tax Band E



First Floor

Approx. 30.1 sq. metres (323.9 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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* Please contact us for a free consultation or valuation



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