

14
Belgrave Gardens
Edinburgh
EH12 6NA



Occupying a generous plot on an established residential street in Corstorphine, this seldom available traditional semi-detached house has been extended into the attic to create a spacious and contemporary family home over three levels and is offered to the market in true move in condition.

Belgrave Gardens forms part of a highly regarded residential district occupying an elevated site adjacent to Edinburgh Zoo and Corstorphine Hill. The school catchment area is well reputed Craigmount High School. It is only a short distance away from Corstorphine ‘village’ where numerous shops, banks, a post office, library and restaurants are to be found. An extensive Tesco supermarket and the major retail options of South Gyle are also readily accessible. Excellent bus services operate to the City Centre (5 miles) and Edinburgh Park whilst fast main roads offer easy access to the Forth Road Bridge, motorway networks and the City Bypass. Gardens to both the front and rear have been specifically designed for ease of maintenance.

The accommodation comprises:

Ground Floor

- Entrance vestibule through to hallway with excellent under stair storage
- A comfortable bay-windowed front facing sitting room boasting a superb central focal fireplace
- To the rear, an impressive recently refitted high specification shaker style kitchen complete with integrated fridge freezer, double oven, induction hob, dish washer and washing machine. LVT flooring. Open to dining area with herringbone parquet floor

First Floor

- Light filled spacious landing
- Two double bedrooms, both with ample space for freestanding furniture and wonderful far-reaching views. The wardrobes in bedroom one are to be included in the sale
- Shower room fitted with toilet, pedestal basin and shower enclosure. Tiling and wet wall panels to splashback areas

Second floor

- Double bedroom with velux window to the rear. Eaves storage
- Bathroom comprising toilet, pedestal sink and bath with mixer tap shower head



Viewing by appointment on 0131 524 3800

















The highly sought-after suburb of Corstorphine lies 4 miles west of Edinburgh's city centre. The nearby historic Corstorphine Village provides an excellent range of local amenities including shops, banks, a Post Office, restaurants, pubs, takeaways and a large supermarket. For more extensive shopping, The Gyle Shopping Centre and Hermiston Gait Retail Park are a short drive away offering a wide range of High Street stores and restaurants. There are many outdoor pursuits to be enjoyed, with the lovely green area of Corstorphine Hill Nature Reserve (one of Edinburgh's "seven hills") boasting lovely walks and stunning views of the city. Murrayfield Rugby Stadium and Ice Rink are also close by and enjoying the city centre and its many attractions couldn't be easier. For the active type, Drumbrae Leisure Centre offers a swimming pool, modern gym and fitness classes and for the golf enthusiast there are a number of courses in the surrounding area. Schooling is well-catered in the area from nursery to secondary, and Edinburgh's prestigious private schools, Mary Erskine, Stewarts Melville and St George's both easily accessible. Corstorphine enjoys a good public transport system, with regular buses to and from the City Centre and beyond, and the proximity of the City Bypass, the M8 and the A90 makes commuting by car fast and convenient.

Extras: All fitted flooring, blinds and integrated appliances are included in the sale.

EPC Band- D

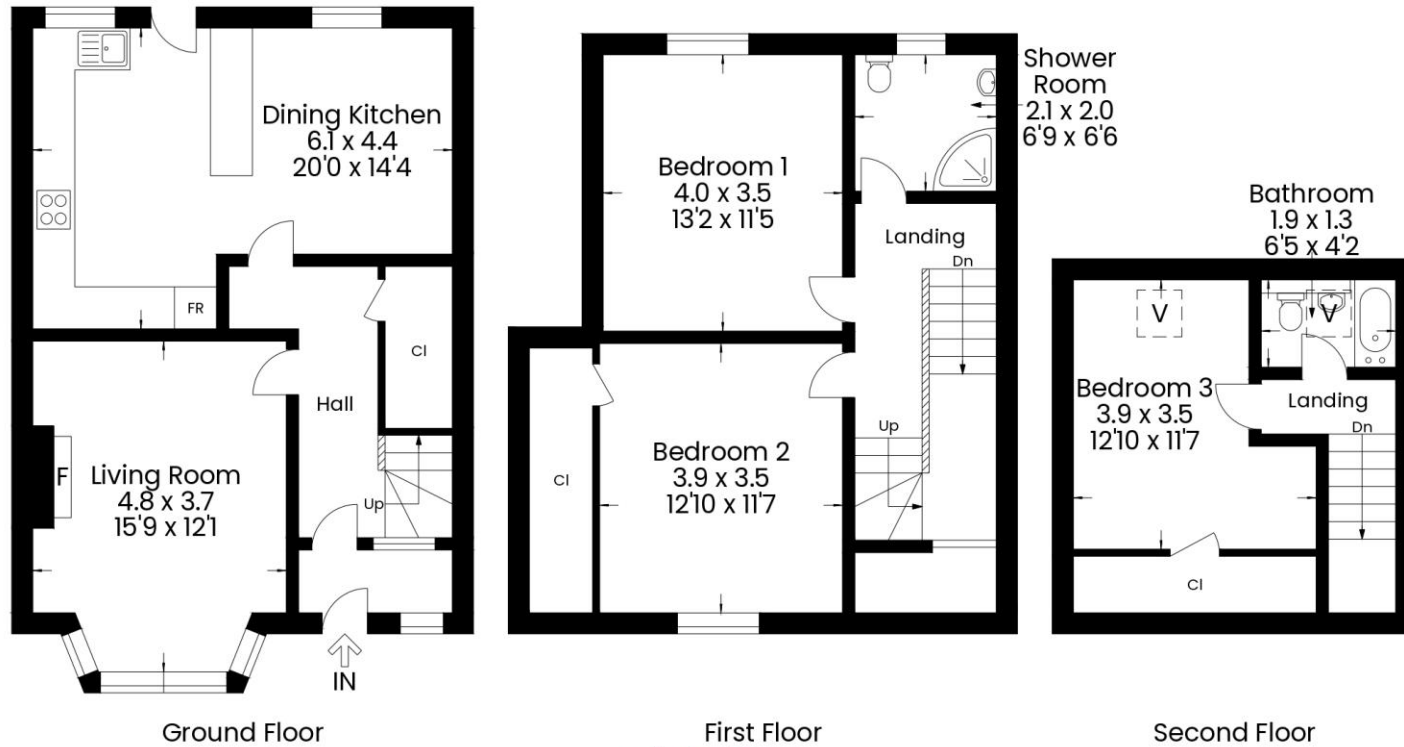
Council Tax Band- F

Gas central heating and double glazing









Externally:

The property is set on a good size plot and has gardens to front and rear. The front garden has a paved and gravel drive which leads on to the garage (with power and light) and is laid to lawn with mature shrub's, trees and plating.

To the rear, the garden is pet and child friendly being enclosed by well established hedging. It enjoys a paved patio area which catches the morning sun outside the kitchen door and a second patio at the bottom of the garden for evening seating and BBQ's.

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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