










Offers Over
£175,000

56 Stuart Park

Corstorphine | Edinburgh | EH12 8YE

This attractive and spacious main door upper villa with private garden and lock-up garage is pleasantly situated within a quiet cul-de-sac setting in the ever-popular Corstorphine district of the city, close to excellent amenities and commuting links.

-  1 bedroom
-  1 public room
-  1 shower room
-  Private garden
-  Lock-up garage
-  EPC rating - D
-  Council tax band - C



Description

The property would undoubtedly appeal to the first time buyers or young professionals and in brief comprises; stairs leading to welcoming entrance hallway with built-in storage cupboard, generously proportioned and bright lounge open plan to dining area and modern fitted kitchen, light and airy bedroom with built-in storage and shower room. Further benefits include gas central heating, double glazing and access to attic storage (potential to extend into attic space subject to the necessary planning consents).

Furthermore, this main door property benefits from no immediate neighbours within the building, giving a private feel along with the fully enclosed private garden which has been laid with decking for ease of maintenance. A single lock-up garage is located below the property and ample on-street parking is available within the development.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, integrated fridge/freezer and washing machine.

Gardens & Garage

There is a fully enclosed private garden which has been laid with decking for ease of maintenance. A single lock-up garage is located below the property and ample on-street parking is available within the development.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

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 street 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 at 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 center's together with Edinburgh Zoo and BT Murrayfield Stadium.



First Floor

Approx. Internal Area 45.94 Sq M / 494 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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