










Offers Over
£215,000

63 Stuart Park

Corstorphine | Edinburgh | EH12 8YE

A fantastic opportunity has arisen to purchase this impressive end-terraced villa with private gardens and allocated parking space forms part of an established leafy cul-de-sac, close to good local day to day amenities and well placed for commuting. The property would undoubtedly appeal to first time buyers, professionals, young families and those looking to downsize.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Allocated Parking
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - D



Description

The lovely home in brief comprises; welcoming entrance vestibule, light and airy reception room, semi open plan dining kitchen with a range of base and wall mounted units and French doors accessing rear garden, two well proportioned double bedrooms and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

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

Gardens & Parking

There is a small garden to the front and a fully enclosed rear garden, mainly laid to lawn and patio area. The shed will also be included in the sale. For the car user there is an allocated parking space and ample on-street parking.

Viewing

By appointment through Neilsons 0131 625 2222.





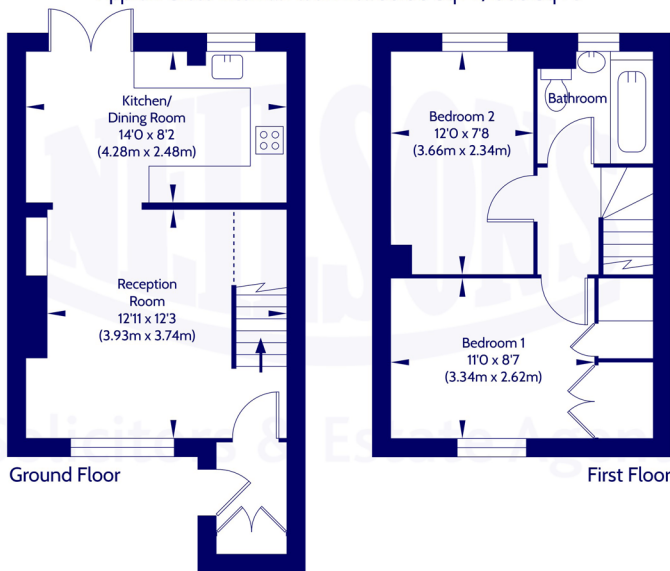
Location

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 new 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 centres together with Edinburgh Zoo and BT Murray field Stadium.





Approx. Gross Internal Floor Area 56.08 Sq M / 603 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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