










Offers Over
£185,000

20/4 Dunsmuir Court

Corstorphine | Edinburgh | EH12 7TD

This generously proportioned and bright first floor flat benefiting from a private garden to the rear, is quietly situated within the sought after district of Corstorphine close to excellent amenities and commuting links. The property would undoubtedly appeal to first time buyers and professionals and early viewing is highly recommended.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

The accommodation which has been upgraded to a very high standard by the present owner in brief comprises; welcoming entrance hallway with useful storage facilities, light and airy reception room, stylish fitted kitchen with a range of base and wall mounted units and lovely open views towards The Pentland Hills, spacious principal bedroom, good sized second double bedroom and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating (new boiler installed 2020) and double glazing.



Extras

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

Gardens & Parking

The property benefits from good sized private garden to the rear which has been recently re-landscaped and is mainly laid with decking and artificial grass. The shed will also be included in the sale. Ample on-street parking is available to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.



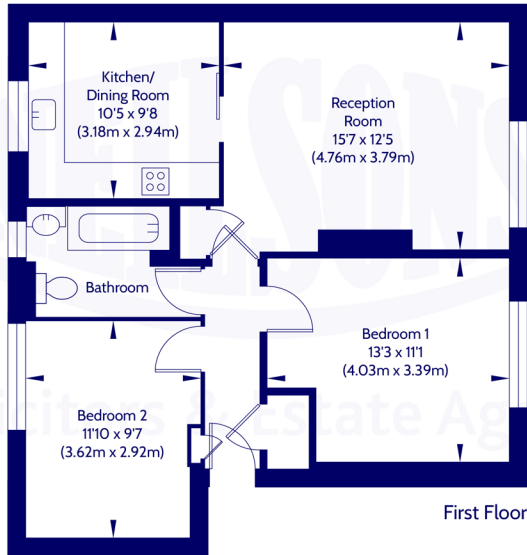


Location

Situated in the much-sought after and high amenity suburb of Corstorphine, the property is within easy walking distance of local shops to provide for day to day needs with a choice of supermarkets including Tesco and Lidl nearby. Corstorphine provides a wealth of local shops and services along with cafes, restaurants and take-aways with the nearby Gyle Centre offering a wider choice of high street stores. Highly regarded local schooling is available from nursery to secondary level and there are a wide range of recreational facilities close at hand including Drum Brae and David Lloyd leisure centres, a choice of parks, Edinburgh Zoo and the wide open spaces of Corstorphine Hill Local Nature Reserve. Regular local bus services provide swift access to the city centre and surrounding areas and by car the City Bypass, Central Motorway Network and Edinburgh International Airport are all within easy reach.



Approx. Gross Internal Floor Area 62.5 Sq M / 673 Sq Ft.



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

