



Offers Over

£585,000

33 Traquair Park West

Corstorphine | Edinburgh | EH12 7AN

Neilsons are delighted to offer on to the market this exceptionally appealing terraced villa, which forms part of a handsome period terrace, located on one of Corstorphine's most desirable residential streets. This fabulous property is bursting with character/period features and would now benefit from a degree of modernisation in places offering a superb opportunity to create a flexible and individually designed family home within beautiful surroundings.

-  5 bedrooms
-  2 public rooms
-  1 bathroom
-  On-street free parking and garage
-  Private front and rear gardens
-  EPC rating – E
-  Council tax band- G



Description

The accommodation is accessed via an entrance vestibule with decorative tiling and briefly comprises: main hallway with feature staircase to the upper level and built-in storage, elegant bay fronted reception room with intricate cornice work, picture rail and focal fireplace with wood burning stove, dining/family room, kitchen fitted with a good assortment of white fronted base and wall mounted units, with contrasting wipe-clean worktops, splashback and a selection of built-in appliances, utility room with convenient downstairs WC off, versatile downstairs bedroom/additional reception room with shelved press, corning and French doors opening directly out to the rear garden, bay fronted principal bedroom with a bright southerly facing aspect affording a delighted open aspect towards the Pentland Hills, three further double bedrooms, box room/study, and bathroom with low maintenance splashback to walls, three piece white suite, splash screen and over-bath electric shower.



This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Extras

All floor coverings, blinds, curtain poles, light fittings, integrated appliances and white goods will be included.

Gardens and Garage

To the front of the house is a pretty south facing garden which has been laid mainly to lawn with well stocked shrub and small tree beds. Ample unrestricted parking is available on Traquair Park West and many of the neighbouring roads. There is a substantial, fully enclosed garden to the rear of the house which comprises areas of decking, lawn, planted beds and a single garage to provide secure off-street parking/overspill storage. The garage is accessible via a small lane to the back of the garden.

Viewing

Sundays 2-4pm or by appointment through Neilsons (0131 625 2222).





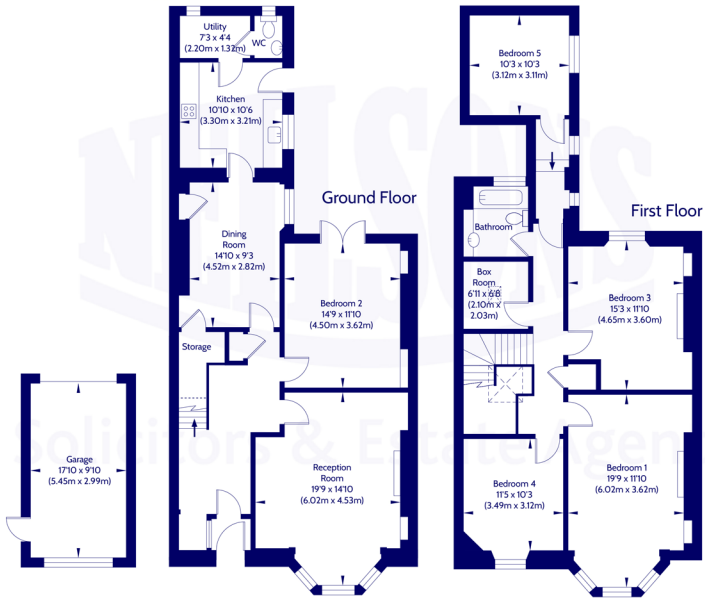
Location

The property is located in the popular residential area of Corstorphine, which lies to the west of the city centre. Many local shops and services are on hand with a Tesco Extra superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport





Approx. Gross Internal Floor Area 178.48 Sq M / 1921 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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