










Offers Over  
**£525,000**

## 11 St Ninians Road

Corstorphine | Edinburgh | EH12 8AP

A fantastic opportunity has arisen to acquire this rarely available four bedroom semi-detached house quietly positioned within the highly sought-after area of Corstorphine. Boasting a sizeable extension, single garage and generous private gardens, the property will undoubtedly make for an ideal family home. Early viewing suggested.

-  4 beds
-  2 public
-  1 bathroom
-  Private gardens
-  Single garage and driveway
-  EPC Band - D
-  Council Tax Band - G



## Description

Internally, the property requires modernisation and upgrading while briefly comprising of; welcoming entrance vestibule, hallway, bright and spacious lounge with a feature bay window, original fireplace, Edinburgh press cupboard and handsome cornicing, fully-fitted kitchen, separate dining room, understairs W/C, single bedroom allowing for optional use as a home office/study, landing with skylight, first double bedroom with bay window, Edinburgh press cupboard and ample room for different configurations, second double bedroom with space for freestanding furniture, stunning views of The Pentland Hills and attic access, third single bedroom, and a partially-tiled bathroom suite with separate bath and shower.

Accessed from the rear garden is a utility room housing the boiler and a useful cellar for storage.

Further benefits include gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; washing machine, dishwasher, fridge-freezer, carpets, curtains, blinds, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

A lovely well-maintained garden welcomes you to the property and to the rear, the large private garden offers lots of potential and is well-screened from neighbouring properties with mature trees and shrubs whilst mostly being laid to lawn. For the car owner, there is a single garage with a driveway of secure off-street parking. There is also on-street free parking to accommodate visitors.

## Viewing

By appointment through Neilsons 0131 625 2222.





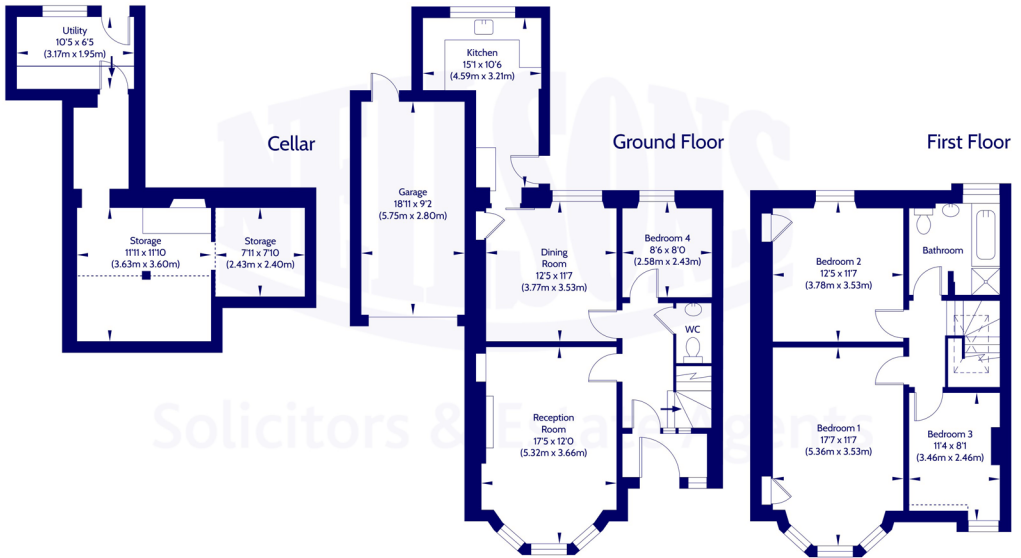
## Location

The property is located in the highly sought after Corstorphine area of Edinburgh. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre. Excellent shopping facilities can be found close by which include a 24-hour Tesco along with a good selection of local shops, banks, beauty salons and restaurants. The property is also conveniently positioned to take advantage of the excellent commuter links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. A frequent bus service provides quick and easy access into the City Centre, Edinburgh Airport and surrounding areas. Excellent schooling is available close by from nursery to secondary education.





Approx. Gross Internal Floor Area 117.7 Sq M / 1267 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 floor plan and further information.



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