



Solicitors & Estate Agents



## 247a/2 St John's Road

Corstorphine | Edinburgh | EH12 7XD

An excellent opportunity has arisen to purchase this most attractive and unique, first floor traditional flat over three floors with private garden and parking space. Located in the heart of the highly regarded Corstorphine district of the city, with excellent amenities literally on your doorstep and superb commuting links on hand.

- 3 Bedrooms
- 2 Public Rooms
- 2 Bathrooms
- Off-Street Parking
- Private Garden
- EPC Rating – C
- Council Tax Band - C



## Description

The accommodation which has been upgraded to a very high standard by the present owner would make an ideal purchase for professionals and families. The accommodation in brief comprises, secure entry system, welcoming hallway with under stair storage, light and airy reception room with wood burner and lovely open views towards The Pentland Hills, spacious dining room, and modern fitted kitchen with appliances. Leading to the upper level there are two well proportioned double bedrooms (one of them with mirrored fitted wardrobes) and bathroom with three-piece suite and electric shower over bath. Finally, the attic has been converted into the principal bedroom with spectacular views towards The Pentlands Hills, with two large balcony windows, walking wardrobe and contemporary en-suite shower room. Further benefits include gas central heating, double glazing (new windows installed 2020) and external storage cupboard.



## Extras

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

## Gardens & Parking

There is a private garden to the rear mainly laid with artificial grass and patio. The shed will also be included in the sale. There is parking at the back on the block, in front of the private garden.

## Viewing

By appointment through Neilsons 0131 625 2222.





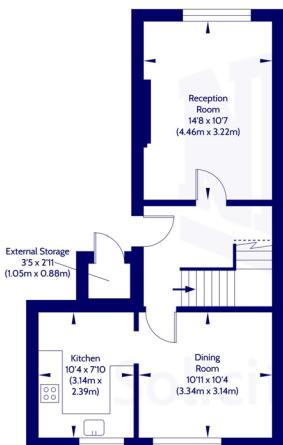
## Location

The property is located in the desirable residential area of Corstorphine, which lies to the west of the City Centre. Excellent 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 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.

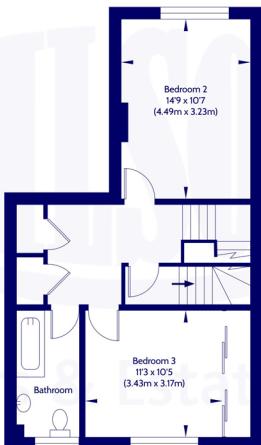




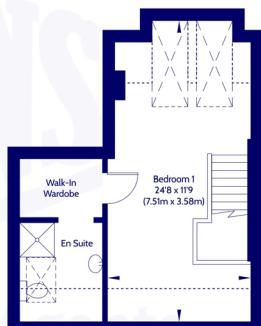
Approx. Gross Internal Floor Area 120.15 Sq M / 1293 Sq Ft.



First Floor



Second Floor



Third Floor

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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