



Solicitors & Estate Agents










Offers Over

**£265,000**

## 2/4 Belgrave Terrace

Corstorphine | Edinburgh | EH12 6XQ

This spacious traditional first-floor flat is ideally located in the heart of Corstorphine, a vibrant area with excellent amenities and transport links. The property is perfect for first-time buyers, professionals, young families, or those looking to downsize.

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



## Description

The hallway welcomes you with its high ceilings and elegant wooden floors, offering a sense of spaciousness and providing convenient storage options. The reception room features a bay window that floods the space with natural light, complemented by the continuation of the wooden flooring, fixed shutter blinds, and intricate cornice work, creating a charming and cohesive living area. The kitchen boasts a modern design with sleek dark wall and base units, stylish handles, and a wooden worktop, paired with a separate dining area and a large pantry cupboard for additional storage. The principal bedroom, generously proportioned, enjoys a front aspect, while the double bedroom offers a peaceful retreat with views over the garden grounds. The bathroom is equipped with a three-piece white suite and an electric shower over the bath, providing both comfort and functionality. Additionally, a box room off the hallway serves as an ideal office or study, perfect for those working from home or needing a quiet space.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Parking

The property benefits from a well-maintained communal garden at the rear, offering a peaceful outdoor space for relaxation and socializing with neighbors. This shared garden space is ideal for enjoying the outdoors. Additionally, ample on-street parking is available in the area, ensuring convenient parking options for both residents and visitors alike.

## Viewing

Please contact Neilsons on 0131 625 2222.



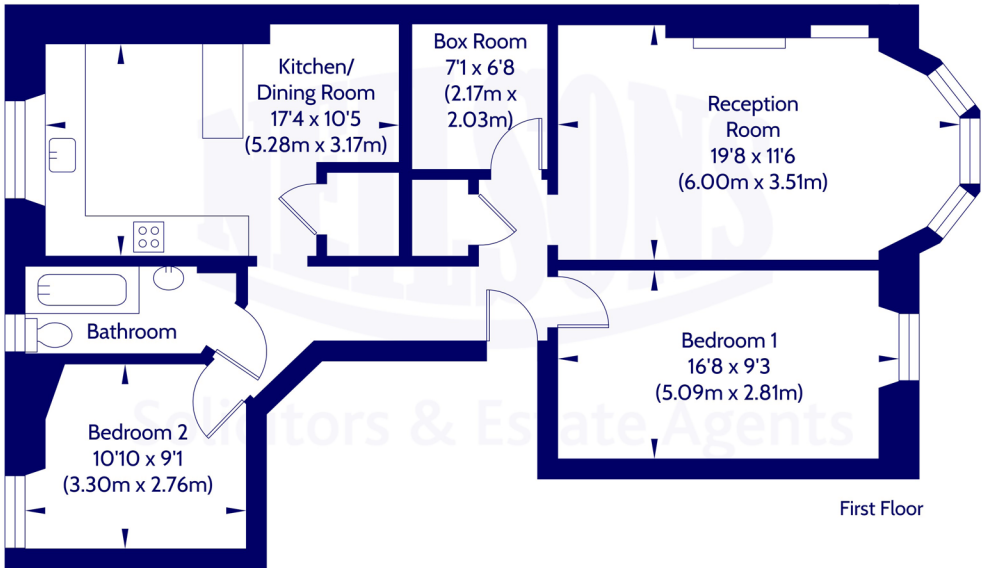


## Location

The property is in the desirable 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 supermarket within easy reach. The Gyle Shopping Centre and Hermiston Gait offers 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 79.64 Sq M / 857 Sq Ft.



First 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.



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