










Offers Over

£260,000

38 Stuart Park

Corstorphine | Edinburgh | EH12 8YD

This spacious and beautifully presented end terraced villa with fantastic private garden to the rear and allocated parking space is perfectly placed to take advantage of fantastic transport links and amenities. The property is in true move-in condition and is bound to appeal to the professionals or growing families.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
- Floored Attic
-  Allocated Parking
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - D



Description

The well proportioned accommodation in brief comprises; welcoming entrance hallway, generously proportioned and bright reception room with understairs storage, modern fitted kitchen/dining with French doors providing direct access to the rear garden, light and airy principal bedroom, second good sized bedroom, stunning bathroom with underfloor heating, jacuzzi bath and separate shower, dressing room and access to fully floored attic storage which has power and Velux windows. Further benefits include gas central heating, double glazing and alarm system



Extras

All fitted floor coverings will be included in the sale together with the cooker.

Gardens & Parking

There is a beautifully maintained landscaped private garden to the rear which has been laid with artificial grass for ease of maintenance together with a further section of garden ground to the front of the property. There is an allocated parking space within the resident's car park with potential to create a single lock-up garage (subject to the relevant planning consents).

Viewing

By appointment through Neilsons 0131 625 2222.



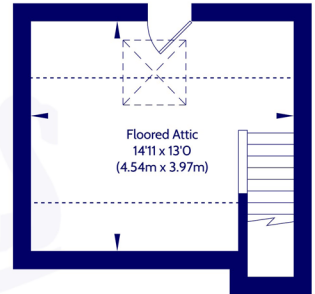
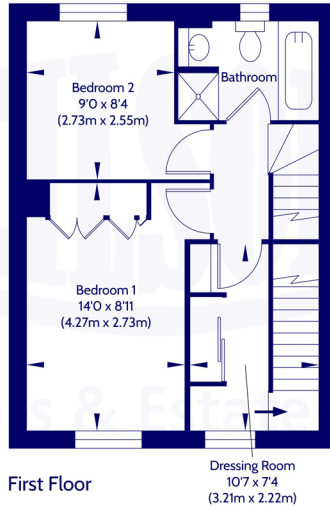
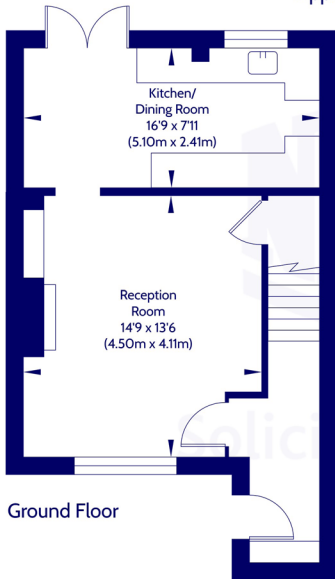


Location

The property is situated within the sought after Corstorphine area of the city. Excellent local amenities are on hand together with the Gyle shopping Centre housing many high street named shops and services. Edinburgh Business Park and the new Royal Bank Headquarters at Gogar are both easily accessible. The property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city Centre. Reputable schooling from nursery to senior levels are within proximity of the property with further education at Edinburgh College and Heriot Watt University all within easy reach. Leisure and recreational facilities include the close at hand Gyle Park, David Lloyd and Drum Brae leisure centres together with Edinburgh Zoo and BT Murray field Stadium.



Approx. Gross Internal Floor Area 92.01 Sq M / 990 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.



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