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Offers Over

£325,000

41 Manse Road

Corstorphine | Edinburgh | EH12 7SW

This charming stone built lower villa is offered for sale chain free and in move in condition and early viewing is recommended. Situated in the heart of the historic village of Corstorphine, the property is ideally placed for access to superb amenities, transport links and schools.

-  2 Bedrooms
-  1 Reception Rooms
-  1 Bathroom
-  Private Garden
-  Shared drying green
-  Free on street parking
-  EPC Rating - D
-  Council Tax Band - C



Description

This delightful maindoor property is set back from the street by a generous enclosed, private front garden which enjoys a south-westerly aspect and has been attractively landscaped for ease of maintenance. The front door opens to a vestibule which leads to a welcoming reception hallway with two large and useful storage cupboards. To the front of the property is an impressive bay windowed reception room with delightful period features including a fireplace now housing a gas flame effect stove, ornate cornice and ceiling rose and Edinburgh press. A useful box room off the reception room offers ideal home office/ study space and has useful built-in shelving. To the rear the generous kitchen/dining room overlooks the rear garden and has been fitted with a superb range of quality wall and base units with integrated double oven and hob with the fridge freezer and dishwasher also included in the sale. A glazed door leads to the rear hallway which gives access to the rear gardens and the utility room. The useful utility room has built-in units offering further storage, a wash hand basin and the washing machine which is also included in the sale. There are two good-sized double bedrooms, both with built-in wardrobes, delightful period fireplaces and Edinburgh press cupboards. A smart modern bathroom with white suite, over-bath shower and attractive ceramic tiling completes the accommodation. Benefits on offer include attractive wood flooring throughout (with the exception of the vestibule and bathroom which have ceramic floor tiles), gas central heating and timber framed sash and case double glazing.



Extras

The white goods, curtains, window blinds and light fittings are to be included in the sale.

Gardens and Parking

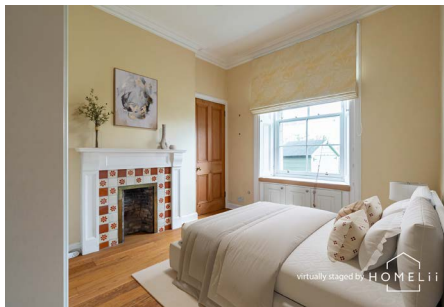
A particular benefit of this property is the direct access to gardens to both the front and rear. To the rear, the beautifully maintained communal garden is a peaceful space, predominantly laid to lawn with mature flower and shrub borders and clothes drying facilities. The home further benefits from a south-west facing private and enclosed front garden which offers a low-maintenance space to sit and enjoy the afternoon and evening sun. Free and unrestricted on street parking is available.

Note

The reception room and rear bedroom have been subject to virtual staging to show the effect of furnishing the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Viewing

Please contact Neilsons on 0131 625 2222



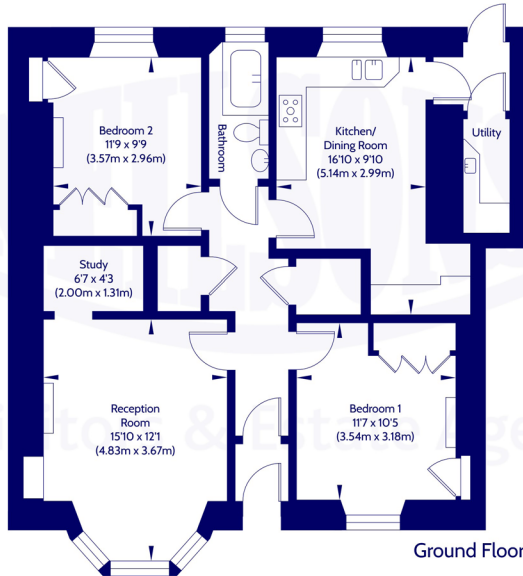


Location

Manse Road is a delightful street of attractive stone built properties which retains the traditional village feel at the heart of the now thriving suburb of Corstorphine. This highly-regarded area is to the west of Edinburgh city centre and offers a wealth of local amenities including shops and services, cafes, bars and restaurants along with superb local bus services which connect quickly to the city centre and surrounding areas. A wide choice of recreational facilities are available in the area including the delightful green spaces of St Margaret's Park and Corstorphine Hill along with Drum Brae and David Lloyd leisure centres. Well regarded schooling is available from nursery to secondary level.



Approx. Gross Internal Floor Area 81.67 Sq M / 879 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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